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25th February 2021

Catherine Poste
19 Navigation Drive
Yapton
Arundel
West Sussex
BN18 0FR

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: F/1/21/PL
Site Address: Land to the North of The Towpath, South and East of Church Farm Ford
Description of works: Change of use from agricultural land to use as open space (6 hectares) and education (10 hectares). This site also lies within the parish of Yapton, affects a Public Right of Way & is in CiL zone 3 (Zero Rated) as other development.

Thank you for your internet representation made on 24th February 2021 which has been recorded as an objection with the comments as follows:

OWPC34050

I am a resident of Emerald Gardens and a member of the Emerald Gardens (Yapton) Management Company Ltd.

I would like to oppose this application in the strongest possible terms, for the following reasons:

1. The land on which this application is based belongs to the Emerald Gardens estate and is private land, it is not available for sale or development without the approval of the management company, which all of the residents of the estate belong to. I believe the majority would vote against selling this land for this application.
2. One of the points where vehicular access is currently suggested is on a small side road off the main estate road, which in itself is relatively narrow and only has one entrance/exit point to the main public road. The second is located right next to a Neighbourhood Equipped Area for Play, which is very busy, adding a road to this area (which is also part of the estate) would make this area extremely unsafe for the users of the play area. Both points would also cross the remains of old canal and towpath, which I believe are protected against development on. My understanding is that both the access points are contrary to Policy E.10 of both The Plan and The New Plan.
3. The roads of the estates are also not owned or maintained by local or county councils, the residents of the estate are responsible for paying for the maintenance of the roads. It would be grossly unfair to expect them to pay for the maintenance of roads where the traffic will multiply many hundreds of times over due to this proposed use. There is also very little parking available on the estate as it is, adding school pick up and drop off session would cause frustration and inevitably accidents on the roads on and leading to the estate.
4. The current green areas in the estate provide a much-needed habitat for a wide variety of wildlife, developing this land which causes massive disruption to this wildlife, resulting in even more loss of much

needed habitats for them.

In summary, as a resident of one of the roads this would massively affect, as well as someone who is interested in local planning and development decisions and policy, I believe this application is poorly thought-out, contravenes multiple local policies and is in some places downright illegal.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at [:https://www.arun.gov.uk/planning-decision-process](https://www.arun.gov.uk/planning-decision-process).

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.