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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF  
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**From:** Daun Johnson <Daun.Johnson@arun.gov.uk>  
**Sent:** 25 February 2021 09:53  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** FW: Planning Application F/1/21/PL

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Save the environment - think before you print.

[REDACTED]  
**Sent:** 25 February 2021 09:39  
**To:** Planning <Planning@arun.gov.uk>  
**Cc:** John Warren & Clare [REDACTED]  
**Subject:** Planning Application F/1/21/PL

To Mrs A Garner

Arun District council

**Ref Planning Application F/1/21/PL**

As a resident and homeowner on the Emerald Gardens Estate in Yapton, I wish to formally register my objection to the Ford registered Planning Application to develop Educational Facilities on land owned by the Residents of what is a Private Estate on the following Material Grounds:

**Parking & Servicing** – parking on the Estate is currently highly restricted because of the layout of the roads, with the use of verges and pavements for such purposes is prohibited and a local 10 MPH speed limit applies (previous 'sleeping policeman' barriers installed to limit excessive speeds having been removed) – an influx of non-resident/visitor vehicles using the estate to access a new facility with no link to residents would be both catastrophic in terms of parking, and restrict access for service vehicles (*e.g. taxis, delivery vans, window cleaners, waste collection vehicles*).

**Traffic Generation** - the Covid-19 pandemic has significantly increased the volume of service vehicles accessing the site many of which ignore the parking and speed constraints an increase the risk of accidents to residents, and an influx of many more vehicles at peak times would make the situation worse (*i.e. more vehicles and more pedestrians*) and impact unfairly on private owner's access and egress to their properties, in addition to further restricting their own parking opportunities

**Access & Highway Safety** – the access roads to and within the estate are very narrow with blind corners which restrict access to the site for emergency and other vehicles at the best of times – this would constitute a significant safety hazard at peak times with vehicles entering the site from its only entry point at Goodhew Close, and thereafter progressing to the proposed development either via the NEAP situated next to the proposed development entrance used by young children and sized for the estate only, or using the extremely narrow Towpath access as proposed.

**Noise & Nuisance** – the noise and nuisance likely to be caused first by development work and then by the influx onto of vehicles dropping off and picking up students, plus the likelihood of the NEAP being swamped by users of the educational Facilities, would severely affect resident's, and particularly their children's, enjoyment of the estate (*a facility which they pay for*).

**Risk of Increased Crime** – the estate already has a history of non-residents entering the site and causing trouble (*as evidenced by the number of security devices in use on the estate*) – thus providing further ready and permanent opportunities access to the estate for non-residents would be inviting further criminal and anti-social behaviour (*e.g. damage to residents vehicles and property*).

As Emerald Gardens is a Private Estate I would not willingly surrender land belonging to myself and my community, and provided and maintained for the enjoyment for their families, for any development that is not in the best interests of the owners as a whole, and would be prepared to fight any Compulsory Purchase Order intended to overcome the wishes of residents.

Regards

Warren John (*CMIOSH, CPIQA, MBIFM, LRIC - retired*)

