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17th March 2021

Peter Midgley
3 Goodhew Close
Yapton
BN18 0JA

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 15th March 2021 which has been recorded as an objection with the comments as follows:

OWPC34496

The site is grade 1 agricultural land with accompanying historic features, ie the Portsmouth to Arundel Canal. The proposal would be served by inadequate vehicular access points across privately owned land and lightweight estate roads with little facility for parking. No argument against further public open space, but if there is a need for further educational facilities, this need should be tested against other sites across Yapton/ Ford with better centrality, rather than proceed with this inadequate proposal.

Initial access to the proposal would be off Burndell Rd through Goodhew Close. Whilst Burndell Rd is relatively straight, between Drake Grove and Downview, there are seven Close/ Estate entrances of some 4-500 properties. Only one has a decent visibility splay onto Burndell Rd (Yapton View). This is a dangerous and unacceptable position, particularly if the site is for educational purposes with children, no parking and inadequate access.

Proposed access traverses Goodhew Close before Emerald Gardens. During planning application/ planning inquiry for Emerald Gardens, much was made of the narrow access road and double bend through Goodhew, which also has three sub- close entrances before entry to Emerald Gardens. Most people felt that this singular difficult access was adequate for the properties in Goodhew Close but was not for the additional 170+ properties in Emerald Gdns, let alone the addition of more traffic. This part of Goodhew Close often 'jams up'.

Emerald Gds was built as a private estate with relatively lightweight estate roads and little available off road parking. This should preclude access for an additional development, let alone an educational establishment.

Final access to the site lies across both private greenspace and the Arundel to Portsmouth Canal. This greenspace was built as an integral part of the Emerald Gardens and should be retained intact. The application makes cosmetic proposals for the Canal line, this is not adequate. The Canal is an important Yapton/ Arun historical feature as part of the secure shipping route between London/ Portsmouth and is as important as other structures like Martello towers, Portsmouth forts and the Royal Military Canal. This was

stressed in the Emerald Gdns planning application/Inquiry/ Neighbourhood Plan. To build access points across it should not be allowed.

The state of the wastewater system in Goodhew Close and Burndell Rd should not be forgotten. The sewer is overloaded, has to be pumped out regularly/ surcharges on Burndell Rd after heavy rainfall. Any wastewater should be discharged to Ford WWTW.

Other site access points also require investigation. To the North of the proposal there is an existing route off Ford Lane already used by HGV traffic to the lorry park on the old Ford airfield runway. The existing HGV used road off Rollaston Way also reaches the site. Either of these offer better access to the site.

The on street planning application notices for F/1/21/PL are 'hidden' in such locations as the rear of the Towpath. There is no notice within the entrance to Goodhew Close. This should invalidate the current application, as the access for the proposal is via Goodhew Close entrance, where the residents are unaware of the proposals

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>.

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

PLEASE NOTE: Essential IT work will be carried out during the week of 12 April 2021 and there will be no access to the planning records on the website. It will not be possible to follow the progress of an application, view any documents or make on line comments. To ensure that no one is disadvantaged the publicity period will be extended by a week on planning applications where the publicity period falls over this week. The site notices and documentation will quote the extended date if this is applicable.

All aspects of planning, building control and local land charges will be limited during this week. If you do need to contact the case officer during this week you will need to be able to provide the exact reference number and as much detail as possible. The service will be extremely limited and it would be best to contact us either before 12 April, or after, when the work is completed on 19 April 2021.

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.