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31st March 2021

MICHAEL MORRISON
40 DOWNVIEW ROAD
YAPTON ARUNDEL
WEST SUSSEX
BN180HJ

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 30th March 2021 which has been recorded as an objection with the comments as follows:

OWPC34804

I object to this proposal to obtain permission on behalf of the landowner to change the use of this high quality productive agricultural land to educational and open space areas. This land is bounded by existing and proposed (F/4/20/OUT) high density residential housing estates. The development of this land will have a significantly negative impact on the amenity enjoyed by residents in the surrounding estates as there will undoubtedly be additional unsustainable vehicle movements, car parking and pedestrian movements caused by the poor choice of site for a large high density secondary school with no obvious suitably easy access points from the direction that most attendees would originate from. Surely that should be a prerequisite and surely there must be sites that are far more suitable to this use in the local area with direct access than this one. Similarly, this site would also have a negative impact on the children and staff that would be compelled to attend it as they would have to traipse through the surrounding estates with narrow roads and cul-de-sacs in the hope of finding a quick route to school.

A lot of thought and planning should be undertaken before a large development such as this is allowed as it will have an impact for decades to come. It is quite obvious from the applicant's ignorance and disregard of the surrounding land ownership and uses, access points, green spaces, footpaths, wildlife in general bat population in particular etc. that none of this has been considered. No efforts have been made to address these issues. No steps have been suggested to mitigate them. This is nothing more than a kite-flying exercise albeit a dangerous one. Please refuse.

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.