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25th November 2021

VT
Abbots Field estate

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/22/21/PL
Site Address: Land rear of Paynters Croft Burndell Road Yapton BN18 0HR
Description of works: 23 No dwellings with associated access, infrastructure, landscape and open space (resubmission following F/5/21/PL). This application is a Departure from the Development Plan & is in CIL Zone 3 and is CIL Liable as new dwellings.

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

OWPC42145

The proposed site is outside the settlement boundary.
It is also outside of Ford development plan.
Development should be on brownfield areas in order to conserve the rural land and the environment, ecology and ecology. Habitats and conservation in the village should be protected and not disturbed unnecessarily!
These proposed houses are totally unnecessary, unacceptable and inappropriate.
There is potentially more flooding to the Abbots Field estate if this development goes ahead due to the proposed 4litres a second of surface water in to the ditch which lies north of the proposed site and on the boundary of Abbots Field.
The ditch provides habitat to numerous wildlife species which should be protected and undisturbed. The trees, hedgerows and land used by numerous species for nesting, cover and foraging should be protected and left undisturbed, as should the potential badger sett within the ditch, that runs in the direction of the proposed site. The council policy was to limit development to retain the rural areas & character of the smaller settlements so this proposal goes against that!
Ford airfield proposal of 1500 houses is more than enough in this area.
There is far too much development going on in the Ford, Yapton, Barnham areas without this further development.
These houses are not welcomed, not necessary, totally inappropriate and would change the rural area significantly.
To subject Abbots Field, Meadow cottages and the local wildlife to increased air, noise and smell pollution for a further 2 years when they've already had to put up the Bovis development for the last two years, from a health and safety aspect is totally unreasonable.
This proposal should not be allowed to go ahead.

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/what-happens-next>.

Some applications will be determined by the Planning 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/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning 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 <https://www.arun.gov.uk/privacy-policy/>

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://www1.arun.gov.uk/planning-application-finder>