

Northwood Farm
4 West Avenue
Middleton on sea
Bognor Regis
PO22 6EF

Date: 04/12/21

Application: F/22/21/PL

I would like to object to this application please

23 houses against the neighbourhood plan and Arun local plan.

I would like to object to this application on several grounds.

There is no sensible access. 23 houses worth of cars would have to squeeze pass on the access road because there isn't the room to put a straight two way road in. Build outs are usually used for traffic calming not because there isn't room for the road. There is also an established hedge on the north side of the access road which is shown on the plan and which, as it matures, will widen even if cut back annually, narrowing the access road further.

It clearly shows in the modelling that a lorry can not enter or leave at the junction while there is a car waiting to pull in or out. This would mean cars could cause lorries to stop on the yapton road at rush hour while cars leave before they could turn in. Vehicles would come out onto a bend where a child has just been hurt crossing the road on the way to school. None of this would be necessary if the junction was the correct size and not being squeezed between 2TPO trees. The TPO tree to the south of the entrance is on our land and should not be damaged in any way above or below ground.

The access plan states there is no fixed boundary to the south. There is and it is marked with a fence. I have submitted photos as evidence. There is a black line on the site plan and the red site boundary crosses it at several points. The applicant should be made to produce their land registry maps as evidence as this plan shows they don't own the whole site area and have not asked for permission to submit this application on our behalf.

Driftstone Homes sent a request to one of our tenants to do sound surveys for the previous application and I submit a copy of the email. It was followed by a phone call where they were told to contact the landlord. I was forwarded the

email from the tenant and replied a few weeks later due to harvest and holiday. I attached the email.

I have had no further contact from Driftstone Homes. It is obvious to me they do not want to do this survey because it will fail. They haven't even tried to contact the other tenant for permission. Both tenants, to obtain planning, had to do stringent sound surveys to make sure they would not affect the locals and this application would put housing significantly nearer. They have added an acoustic fence and sound proof windows into this new application so I imagine that they do not expect people to open their windows or use their gardens in the summer and how long does a fence last? As they have not done a sound assessment for either application they would not know what mediation would be required or even if it was achievable.

I think they should be made to produce a full sound appraisal for this new application that takes into account the farm dryer, waste site and concrete plant. All have full planning permission and their use should not be obstructed by this application.

The location plan is incorrect as it doesn't show the new grain store and drier which got permission this year (CM/29/21/AG) and which will be implemented in spring 2022. This building is only 12m from their southern boundary so would be only 23m from the back wall of several houses on the plan. The drier would inevitably cause significant sound nuisance to these homes. I would expect it therefore to cause complaints from the new residents.

The barn would also block out a lot of sun from these gardens which would only be 18m away from a 6m high barn.

The dust assessment does not take into account the new grainstore or the loading and unloading of grain lorries this close to the houses.

There is also a security aspect. Some of the plots look into the farmyard where we keep a lot of expensive equipment.

Have we not had enough poorly planned housing that offers nothing to our community? There isn't even a playground proposed. We have a neighbourhood plan that provides all the benefits we want for our community. It is backed up by the local plan that supports the allocation of housing.

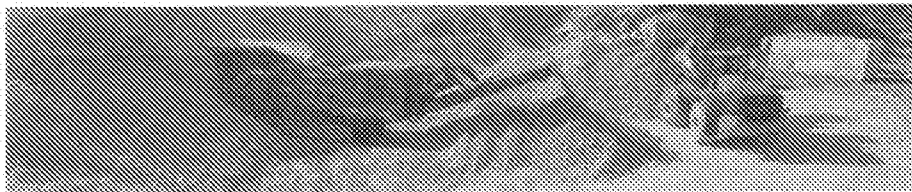
The neighbourhood plan and local plan have been consulted on and are coming through the system and will I am sure provide the 5 year housing supply so there is no need for this application or houses. There are too many outstanding issues here that should be addressed

Traffic / plans / need / community contribution / sound assessment / West Sussex waste plan / Arun local plan allocation / neighbourhood plan.

Please accept this as my letter of objection along with attached emails and photos

Yours sincerely

Mrs Abbot
Northwood farm

[illegible]

Modelo de la familia: El terapeuta debe ser el ejemplo de la familia, debe ser el modelo de la familia que se quiere que sea la familia del paciente. El terapeuta debe ser el modelo de la familia que se quiere que sea la familia del paciente.

From: Jason Osborn [REDACTED] **On Behalf**
Of Jason Osborn
Sent: 20 July 2021 10:54
To: John Gosling [REDACTED]
Subject: Development at Burndell Road, Yapton

Dear John,

Apologies for coming to you directly.

I wondered if you could contact me on: [REDACTED] regarding our planning application at Burndell Road, Yapton which is located near your waste and recycling facility in Northwood Farm.

I look forward to hearing from you.

Kind Regards

DRIFTSTONE Mason

From: [REDACTED]
Subject: Noise survey Yapton
Date: 23 Aug 2021 at 12:05:26
To: [REDACTED]

Hi Jason my name is graham

You emailed my tenant about doing sound surveying on the farm and he passed it on a couple of weeks ago as you can imagine this is a very busy time for me and I am just trying to catch up. Could we meet to discuss your wishes

Yours sincerely

Graham

Sent from my iPhone

