

From: Nicola Spencer on behalf of Planning.Responses
Sent: 02 June 2021 18:43
To: Planning Scanning
Subject: FW: F/5/21/PL Land rear of Paynters Croft, Blundell Rd, BN18 0HR

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From: Daun Johnson
Sent: 02 June 2021 07:30
To: Planning.Responses
Subject: FW: F/5/21/PL Land rear of Paynters Croft, Blundell Rd, BN18 0HR

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From: Vicki Townsend
Sent: 01 June 2021 18:01
To: Planning
Subject: F/5/21/PL Land rear of Paynters Croft, Blundell Rd, BN18 0HR

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I write to object to F/5/21/PL - Land rear of Paynters Croft, Blundell Rd, BN18 0HR - erection of no. 23 dwellings.

This letter is written with reference to the Applicants Proposal Documents, Arun Development Local Plan 2018-2031 (2018), Yapton Neighbourhood Plan 2014-2029, Ford NDP, National Planning Policy Framework 2019, Natural Environment & Rural Communities Act 2006, Gov.uk., Wildlife & Countryside Act 1981, The Town & Country Planning Regulations 2020, ADC LPA, Health & Safety Executive.

All of the following points are reasons why this application should be rejected. The following also takes reference from one or more of the above plans/policies etc.

The proposed site is located South and OUTSIDE of the settlement boundary and OUTSIDE of the Ford built-up area development plan and therefore is unacceptable and inappropriate.

The boundary development plan provides a tool to protect against inappropriate development - the development application is therefore inappropriate!

Development should be focused WITHIN the built-up area, not outside it, like this proposal site is.

The proposed development will destroy the natural habitats of numerous species that use the land, trees & hedgerows for nesting, cover and foraging and should therefore be unacceptable.

Development in the area of Ford/Yapton should take place "primarily in brownfield areas in order to conserve rural & agricultural land and the environment, ecology and economy"

New developments must be planned to "minimise the impacts of the environment & make the best use of available "brownfield" land. At the same time, it is important to "preserve the individual character and identity of Arun's villages" "The District's smaller settlements and rural areas will retain their character with limited new development" - The proposed application contradicts all of the above mentioned.

Ford is a rural area and is NOT a "much-needed housing" area. As there are currently 1500+ planned for the Airfield, a further 23 houses is totally unnecessary.

Approving this application also would not "maintain it's intrinsic rural character" in Ford!

Regarding the proposed mitigation - There is NO WAY of knowing if any of the reptiles would be left behind. Any left behind would undoubtedly suffer disturbances, injury or death. The act of mitigation IS disturbing them & therefore this application shows no regard to the conservation of biodiversity.

Recently there has been potential evidence of Great Crested Newts (two photos, pictures 1&2 supplied) it was located in close proximity (a few metres) to the north boundary of the proposed site. GCN's are a protected species so would constitute a criminal offence if these were disturbed, injured or killed.

There is also potential evidence of a Badger sett (three photos supplied, two showing the holes & one showing the location of the holes on a site plan, pictures 3,4&5). One of the holes appears to go in the direction of the proposed development site and both holes can be seen from the Abbots Field estate.

There is no mention in the ecology report of a 'bird' survey being carried out. Skylarks which are currently on the RED conservation list are heard frequently over the proposed site and therefore could be potentially nesting in that area.

The proposed development would suffer significant tree loss, as many would need removing in order to widen the entrance route into the development site, which would result in changing the rural, agricultural character of the area and also contradicts policy EH1.

Driving from the proposed development out on to Burndell Rd could cause safety issues given that the entrance is in very close proximity to a bend which could easily impede your view of approaching traffic from the left.

If this application is approved there will be a significant increase in noise, smell and air pollution from the construction workers, machinery and vehicles which would impact/affect the residents of the cottages within the vicinity and also the residents of the immediate neighbouring estate who have already been suffering for more than 12 months (and still are) from noise, smell & air pollution from the current development to the west. A further development in such close proximity to this estate, could result in significant increased health risks, detrimental to the mental health & well-being of the residents of Abbots Field.

The local infrastructure is currently adequate for a small village. There are only limited amenities/facilities in the area. This once upon a time "rural" village is rapidly becoming more of an urban area due to the numerous housing

developments in the area and the ever-increasing demands on the already overstretched village would be madness if this application was approved.

There would be no benefits to the Ford area if this application was approved, it would not improve the quality or character of the area and is therefore unnecessary and an inappropriate site for any housing development and should therefore be rejected.

Pictures 1-5











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Development at Burndell Road Yapton

Yours sincerely.