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22nd June 2021

V Townsend
Abbots Field
BN18 0GF

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/5/21/PL
Site Address: Land rear of Paynters Croft Burndell Road Yapton BN18 0HR
Description of works: Erection of 23 No. dwellings. This application is a Departure from the Development Plan & is in CIL Zone 3 & is CIL Liable as new dwellings.

Thank you for your internet representation made on 22nd June 2021 which has been recorded as an objection with the comments as follows:

OWPC37610

The proposed site is OUTSIDE of the agreed settlement boundary which is inappropriate and unacceptable.

There is potential evidence of Great Crested Newts (photos supplied by email) located on the north boundary aspect of the site. Also there is potential evidence of a Badger sett (photos supplied by email) visible from the Abbots Field estate and located in the ditch in the north boundary line of the site and appears to go towards the direction of the proposed site.

There is no mention of a bird survey in the ecology report. There are Skylarks in that area that could potentially be using that area for nesting.

There would be significant loss of trees to widen the entrance from Burndell Road which goes against what has been agreed to conserve the rural character of the village.

The proposed site is immediately adjacent to a housing estate, houses only being 20 metres apart, this is unacceptable and inappropriate.

There would be safety issues when leaving the estate, on to Burndell Road from busy traffic, as there is a bend that could impede vision for drivers.

The Abbots Field estate has (& still is) suffering with noise, smell and air pollution for above 12 months from the ongoing development that is located west of it. A further development to the south of the estate, the proposed site, would significantly increase noise smell and air pollution from construction workers, machinery and vehicles impacting the health of the residents even more which is not acceptable.

Protected species found on site should not be disturbed, injured or killed. Mitigation IS "disturbing" them and should not be allowed. The proposed development will destroy natural habitats of species that use the land, trees & hedgerows for nesting, cover & foraging and this is unacceptable.

Ford area is NOT a "much-needed housing" area, as there are already 1500+ planned for the Airfield.

The local infrastructure is only adequate for a small village. There are very limited, already overstretched services/facilities in this rural village and it is rapidly becoming more urban due to the ever-increasing housing

developments. It would be madness to approve this application, it would serve no benefits to the area, it would not improve the character or quality and is therefore unnecessary and an inappropriate site for housing development.

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 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/weekly-lists>

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 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.