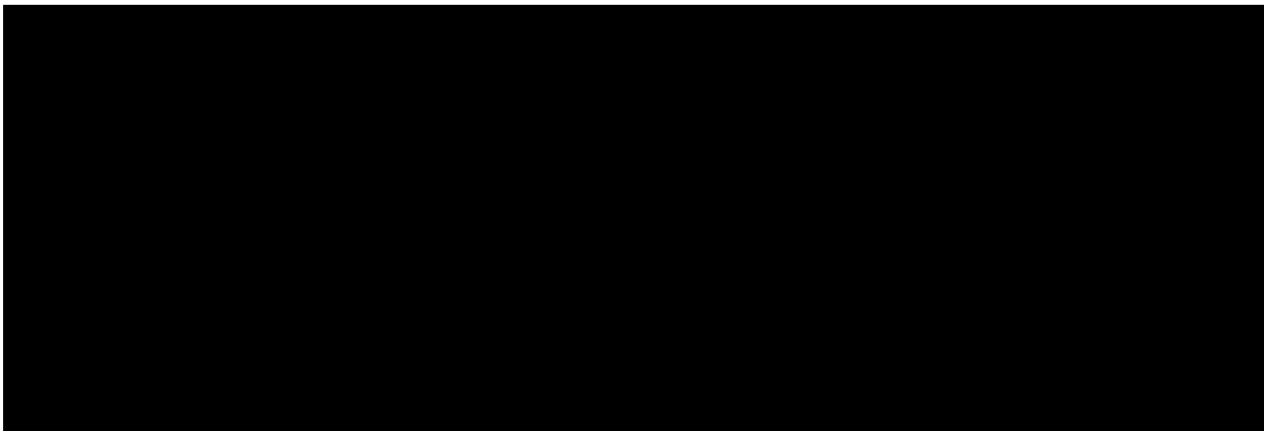


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From: Jo Lacey Jo Lacey [REDACTED]

Sent: 11 October 2021 15:17

To: Planning <Planning@arun.gov.uk>

Subject: Planning objection to PLANNING APPLICATION NUMBER Y/127/21/RES

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Dear Madam,

PLANNING APPLICATION NUMBER Y/127/21/RES

I live in the village of Yapton, directly opposite the proposed development. I am writing to ask that Arun District Council to refuse the amended planning application from Hyde Housing, for the following reasons:

The development would adversely affect highway safety and the convenience of road users, since this will impact on an already busy road, due to the addition of approximately 400 to 600 vehicles, which will be exiting in a dangerous position, very close to our properties. This will cause unacceptable additional noise and pollution, along with difficulty in exiting our driveways, meaning that we cannot enjoy our property in the same way we could before. In addition the pollution is a major concern for children and adults in our community. There is always a constant stream of traffic along Bilsham Road, which becomes a long queue during rush hour.

Since the exit road is very narrow and windy, it is already extremely dangerous for other road users, especially cyclists, and pedestrians, and there is no adequate footpath along this road, which forces pedestrians to walk in the road, putting them in danger of accident. Bilsham Road exists onto the A259. This exit road is dangerous and congested. Traffic turning left or right from this junction, is currently causing huge delays, and is perilous to all.

The construction of alterations to the above junction, which is proposed to remedy this, will not begin to take place until Summer 2025. I believe that the above development should be postponed until this has been put in place, rather than forcing residents to tolerate potentially worsening, and hazardous traffic conditions.

At the other end of the village is a small roundabout which are desperately inadequate for current traffic, frequently floods, often block off one lane, and the additional cars will increase the problems in getting in and out of Yapton, at both ends.

Already there are many cars parked along the narrow roads in our village, and the addition traffic will massively impact on this, especially outside the Bilsham Stores, which most of the time, means the traffic is single file.

The proposed development is over-bearing and out-of-scale in terms of its appearance compared with existing development in the vicinity. The loss of existing views across open fields, from neighbouring properties, would adversely affect the residential amenity of neighbouring owners, massively spoiling the open aspect of the area.

Several of the he proposed dwellings would have windows close to my own bedrooms windows and kitchen. This would overlook these rooms and result in significant reduction in privacy at my property.

The proposed density of dwellings per hectare, is significantly higher than that already found in the area.

I also believe that the local services in our village are totally inadequate to be able to manage the additional approx. 600 to 800 adults and children (plus the many more from additional people who will shortly be moving into the new builds in our area, and who will need to be seen, at the already, hugely over subscribed GP Practice, as well as the local schools in our area, which will not cope with so many people.

Our water and sewerage system already struggles in wet weather, and we will have major problems with flooding. The new development is likely to cause massive overloading on the drainage system, and further flooding.

Furthermore, this development is also consuming previously undeveloped farm land, and the field is home to a variety of plants and wildlife, including buzzards, bats, hedgehogs and foxes, which would be displaced or damaged.

Sadly little thought has been given to the environmental impact of this development, in terms of the pollution caused by the massive increase in traffic, or sources of renewable power, such as solar panels.

Letter from : James Kenny Archaeology advisor on 28/09/2021 stated, "The preservation of the significance of the archaeological interest that this site contains will be secured through the condition applied to Y/91/17/OUT as outlined in the WSI approved in Y/118/19/DOC. This will involve second stage area investigation of concentrations of features in the central part of the site, followed by appropriate analysis and publication of the results."

My concern in the above, is because prior to this, there has already been groundwork activity on the site, by heavy vehicles, including earth shifting machinery, so I believe this condition has already been breeched, which suggests it is unlikely this will be adhered to. I can supply photographs of this if required.

Regards,
Jo Lacey

Tirol
Bilsham Road
Yapton
BN18 0JN