

Dear Sir/Madam,

My home overlooks the above building area, which is currently a large field, with stunning evening sunsets, across open countryside, edged by trees.

2 Years ago, before the locked perimeter fence, was placed across the field entrance, local residents had easy access across a well-trod footpath, and along the right of the field (as shown below), to the beautiful countryside beyond.



I believe the proposal to build 250 houses is NOT limited in nature, and cannot be demonstrated as required to enhance the role or function of the local green space at Bilsham Road. It would also cause major problems rather than developing the community infrastructure.

I also wish to object to these plans for the following reasons:

Homes on Bilsham Road will be overlooked by aprox 500 more people, where they currently have privacy and views across the open countryside,

I believe 250 homes, in such a small area, is unacceptably high-density housing, and is over-development of the site, and it will cause loss of very beautiful, light and open aspect in our neighbourhood, and will have negative impact on the character of the neighbourhood, and the loss of light, privacy and existing views from neighbouring properties, which would adversely affect the residential amenity of neighbouring owners.

At peak times long queues reach to the end of Bilsham Road, where drivers often take huge risks in order to pull out onto the main road. Pedestrians must be very aware of traffic, since there is often a need to jump into the undergrowth to prevent being hit by cars, since parts of Bilsham Road have inadequate (or no) pavements.

It is also dangerous to have 500+ additional cars, traveling along Bilsham Road, as it is a windy country lane, is in part 40MPH, with many blind bends, and an absence of street lighting in many places. This is a road much used by cyclists, in danger of being hit by a car going around a blind bend at 40 MPH.

The bottom end of Bilsham road, from Loveys Lane, down to the roundabout is already a single track road, at intervals, due to vehicles currently parked there legitimately, and you are seeking to put a further 500+ cars onto this road without proof that it can support those additional vehicles?

There have been countless near misses, to pedestrians and cyclists, due to traffic already driving through Yapton.

I note from <https://www.crashmap.co.uk/> along BILSHAM ROAD, alone, there have been 75+ REPORTED casualties, and two fatalities, as a result of road traffic accidents.

The potentially 500+ additional vehicles, in an already congested village, will cause more pollution, increasing respiratory disease amongst the village population, thereby placing an even greater burden on the currently oversubscribed GP practices. The infrastructure cannot support this increase to the village population. The local schools, as well as the GP practices, do not have the capacity !

The impact on our environment due to the overbuilding on this land is a great concern, since such a dense build is likely to cause irreparable damage to the current ecosystems - where all the wild plants are removed, eliminating all the animals dependent on the plants (the herbivores), which then removes the wildlife dependent on the plant-eaters (the carnivores)

This large loss of land is likely to result in habitat fragmentation, in which animals are forced to live in smaller areas isolated from other members of their own species and may become unable to breed, forage or migrate effectively.

UK is one of world's most nature-depleted countries. Surely in 2022 we should be very concerned that in UK we only have 53% of our biodiversity remaining, we need to take steps, such as reducing housing density, to reduce this constant loss: <https://news.sky.com/story/biodiversity-uk-is-one-of-worlds-most-nature-depleted-countries-new-data-finds-12430477>

Page 33 Yapton Neighbourhood development plan:

Policy E3: Protection of natural habitats

Development proposals that would result in either the loss of or unacceptable harm to an existing area of natural habitat will not be permitted unless:

- proposed mitigation measures would result in an effective solution to ensure that the integrity of the habitat continues after the implementation of the development; or
- the development concerned identifies appropriate measures for the relocation of the existing habitat to an appropriate area within 500 metres of the existing habitat and secures appropriate management

Page x11 Yapton Neighbourhood development plan:

1. Policy E2: Protection and maintenance of local green spaces

The following areas and as shown on the proposals map are designated as Local Green Spaces:

- • Land at Bilsham Road

Proposals for built development on these Local Green Spaces will not be permitted unless:

- • the proposal is of a limited nature and it can be clearly demonstrated that it is required to enhance the role and function of an identified Local Green Space; or
- • the proposal would result in the development of local community infrastructure.

Although the plans show additional drainage, the local sewerage/drainage system is not designed for so many additional users, and this already struggles to cope when there is heavy rainfall: <https://www.bognor.co.uk/news/transport/floods-reported-in-yapton-and-barnham-3339079>

Objectives of the Neighbourhood Plan

3.3 The objectives of the Neighbourhood Plan as identified through engagement with the community were as follows:

1. • Provide for a minimum of 100 new dwellings between 2014 and 2029 in accordance with Arun District Council's Draft Local Plan and ensuring that the overall quantum of development does not put an unacceptable strain on infrastructure capacity.
2. • Allocate the most appropriate sites to accommodate the levels of growth proposed.
3. • Encourage small-scale residential developments that are sympathetic to their surroundings.
4. Ensure that new housing developments utilise brownfield before greenfield sites and only use greenfield sites in exceptional circumstances.

Environment

- • Protect agricultural land used in the process of food production.
- • Protect and maintain existing green spaces of value to the community and natural habitats.
- • Protect the existing quality of landscape and encourage local biodiversity.
- • Maintain the village Conservation Areas and listed buildings.
- • Minimise the risk of fluvial, sea and surface water flooding.
- Infrastructure

- Minimise the impact of commercial traffic movements through the village.
- Encourage the use of public transport and retain and strengthen existing bus services.
- Reduce congestion outside Yapton CE Primary School (North End Road).
- Promote, maintain and extend the existing network of cycle paths, footpaths and pavements.
- Improve road safety in Yapton.

Key Facilities

- Maintain existing medical and pharmacy facilities within the village.
- Maintain existing community facilities for all ages to promote a thriving village.

Please consider the above prior to allowing the over development of what was once a much valued recreational area for the village, and take into account the above strain an additional 500+ people would place on an already struggling infrastructure,

Thank you,

Jo Lacey