

From: Nicola Oktay on behalf of Planning.Responses
Sent: 08 August 2025 11:12
To: Planning Scanning
Subject: RE: Planning application Y/19/25/DOC Land to the south of Ford Lane

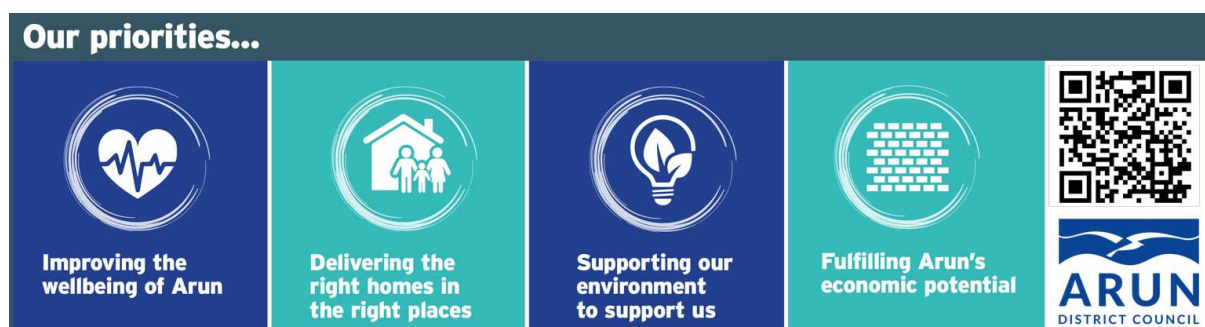
REP

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From: andy faulkner [REDACTED]
Sent: 07 August 2025 13:51
To: Planning <Planning@arun.gov.uk>
Subject: Planning application Y/19/25/OUT Land to the south of Ford Lane

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Andrew Faulkner
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Originally sent on line on 4 August 2025

Over the past ten years Yapton or Yaptown has been over developed without any significant improvements to infrastructure to deal with the substantial increase in population. We have had a big increase in cars and vehicle movements in the “village” but no road improvements to deal with this. However we have seen a plethora of temporary traffic lights each week to carry out certain work in connection with developments. This brings the village to a standstill and wrecks the bus service. Something to be noted for any future development associated work. Therefore what benefits have there been from development and what can we expect in the future.

I give below my objections to this unnecessary development.

The application is outside the Built up area boundary.

This application is not identified in the current ADC Local Plan as a Strategic Site which it should be with 400 homes and a school. Policy 6.2 in the current ADC Local Plan which seeks to take a Strategic approach to larger developments considering the affect they will have on the whole district.

Regarding future development it is not in accord with Policy H1 of Yapton Neighbourhood Plan 2 which was made in 2023 and is therefore still totally relevant to this application. The Neighbourhood Plan has been ignored by the applicant.

Policy H1 also identifies the need for the C of E Primary to be enlarged to cope with any further influx of children from new developments as it has reached capacity.

Both Avisford Medical Group and The Croft surgeries have reached capacity and it is extremely difficult to arrange an appointment. There are no dental facilities.

Ford Lane is a minor road used as an alternative by HGV's which cannot travel north because of a weight restriction in Arundel. This makes it unsafe and unsuitable as an access to the school in particular. The road is totally unsuited to the passage of pedestrians and also cyclists. The junction of Ford Lane with North End Road and Maypole Lane has been identified as a potential problem area in the transport assessment but no positive solution to resolving this has been proffered. All traffic will be affected by the railway level crossing in North End Road which currently affects traffic movements during peak hours.

A lot of the land has been good for production of agricultural products which is particularly important as the UK population has increased significantly.

Current water supplies are already badly affected by all the new housing without any major improvements to infrastructure.

It will greatly affect public footpaths 359 and 363 which presently cross open country and there rural nature will be destroyed.

This proposal will destroy the Rural nature and setting of the village. The proposed small country park is farcical and wastes good agricultural land.

Andrew Faulkner

