

Steve and Vera Rolfe
21, The Croft,
North End Road,
Yapton, Arundel,
West Sussex,
BN18 0HZ
25/06/17

Ref Planning Application Y/33/17/PL

Dear Sir/Madam,

I wish to record my objection to the above planning application in relation to the building of two properties at Stakers Farm.

Stakers Farm, as previously stated in prior planning applications, Y/108/14/PD and Y/77/14/PD is a working farm which has stables and paddocks for horses. At present the paddocks are being used for sheep grazing. However, farm machinery is still being used on the farm, which could revert to the original use of stabling horses at any time.

The proposal to build two, sizeable properties, on the farm land would indicate they are designed for family use. Children and farm machinery are not a good mix.

North End Road, especially at this point, suffers greatly from traffic congestion. This is a great problem at school times when daily it becomes extremely difficult and dangerous for cars and pedestrians to use or cross the road. Any increase in traffic will make this situation worse. The road is used throughout the day as a rat run between the A259 and A27, by drivers and HGVs from the surrounding industrial and business parks. Building lorries accessing this site will inevitably cause further obstruction and danger.

The site shares the immediate area with a private nursing home, a doctor's surgery, a retirement complex, of which I am a resident, and a primary school.

My last concern is that this application, if granted, will be the precursor to a much larger plan to build 70 residential properties on the site of the paddocks at the farm. This plan was detailed at a public meeting on 2nd May 2017 at Yapton Village Hall.

This planning application is not on an approved site made in the Yapton Neighbourhood Plan.

Yours sincerely,

Stephen Rolfe.

