

31 The Croft,
North End Road,
Yapton,
BN18 0HZ



Friday, 4th August, 2017

Ref: Application Y/44/17out

Dear Sir/Madam,

We would like to object to the planning application in respect of Stakers Farm Paddocks to erect 70 dwellings.

If granted, this would place a tremendous strain on public services in the village (sewage etc). North End Road is a 'rat run' with most vehicles disregarding the speed limit and to add to this by allowing this application will only make matters worse by creating another junction coming out onto North End Road.

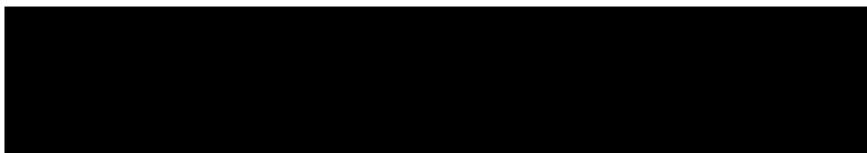
During school time, the road becomes a dangerous bottleneck, caused by the cars bringing children to school. The road is reduced to one lane from South of the medical centre to way past the school Northwards. Many a time large lorries have difficulty getting through because of the parked cars. As a resident of The Croft, I do not attempt to go out in my car at school times because you cannot see in either direction along the main road due to cars being parked on the double yellow lines right up to the junction with The Croft.

This development along with the other 2 planned in the same area are also going to place a strain on the local school and doctors surgeries.

Yours faithfully



D. S. Andrews (Mr)



S.A. Andrews (Mrs)

The Five Village Society

*Our concern is for the Past, Present and Future of
Aldingbourne, Banham, Eastergate, Walberton & Yapton*

CONSERVATION AMENITIES PROTECTION ENVIRONMENT

CHRISTMAS LODGE
CHURCH LANE
YAPTON
ARUNDEL
BN18 0EH

10th August 2017

The Planning Department,
Arun District Council,
Maltravers Road,
LITTLEHAMPTON, BN17 6LF.

Dear Sir,

Ref : Y/44/17/OUT - Land to the rear of Stakers Farm, Yapton
Proposal for 70 new properties

Our society wishes to object to the above application.

This site will fill the open space of agricultural land between approved Y/1/17/OUT (bonhams Field, 56 units) and Y/93/14/OUT ("Sheeps Field", N.E. Road, 38 units). It is located unsuitably at the rear of Yapton Primary School.

The site is not identified in the Yapton Neighbourhood Plan.

The development will affect the setting of Listed Building Stakers Farm (Gr.II) and the rural character of the farmyard by crowding residential housing along its boundary.

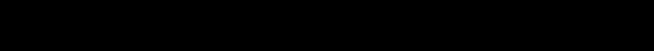
The proposed density is excessive and not comparable with the design and layouts of the 2 approved sites noted above.

The use of the access approved for Y/93/14/OUT for only 38 units is unacceptable and dangerous because of increased volume of traffic. The site must have its own access to the highway.

Within a short distance along this part of N.E. Road there are 5 highway access points contributing to a dangerous situation.

There is no capacity at the Primary School or the surgeries.

Yours truly,

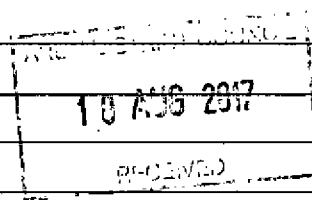

J.M. Williams (Mrs.)

CHAIRMAN

3 The Lychgates
Yapton Arundel
West Sussex BN18 0TN

8 August 2017

Planning Department
Arundel District Council



Dear Sir/Madam

70 Residential dwellings on land at Stakers Farm, North End Rd, Yapton
Outline application Y/44/17/OUT
? Permitted access Y/93/14/OUT

The above proposal, along with applications Y/49/17/OUT [45 dwellings]
Y/33/17/PL [2 dwellings] and Y/1/17/OUT [56 dwellings] would result
if planning was granted, in one large housing estate, including outline
plans (already agreed) for YNP Housing Site SAI [35 dwellings] on land
North of Yapton School. The sites open onto countryside and are Grade II
Agricultural land, suitable for crops and grazing. Loss of these areas to
building will see wild life pushed out of its natural habitat, which
should be nurtured, not destroyed.

The main sewer system is running at capacity and the insufficient
infrastructure in Yapton village would not cope with extra people
living in the homes proposed above. Yapton has few amenities compared
to other settlements in the Arundel District and the growth planned would
exacerbate traffic problems, not only in North End Road, but
throughout the village where new development is on-going. Most
proposed dwellings today, have at least 2 cars per home. The school
is over-subscribed and new pupils will be forced to attend other schools,
meaning more cars using North End Road at critical times.

NORTH END ROAD generates traffic as follows:

- (a) Present residents (b) Busy GP Surgery (c) New flats + proposed Gospel
hall, old Olive Branch site (d) Yapton Pharmacy open Mon-Fri + Sat am
- (e) Large nursing home (f) Stakers Farm entrance, caused by farm traffic
- (g) Yapton Primary School and (h) Proposed replacement at Yapton lew
crossing of present half-barriers (assessed as not fit for purpose to
full barriers, due to significant levels of deliberate vehicle misuse at crossing.
This will result in queues and waiting times being increased dramatically
in North End Road.

Yours sincerely.

(VICKIE MCCUDDEN)