

3 The Lychgates
Yapton Amundel
West Sussex BN18 0TN

The Planning Department
Arun District Council



21 August 2017

Dear Sir / Madam

Re: Planning application Y/49/17/OUT - 45 dwellings has been submitted for land at Street Buildings, North End Road, Yapton. If approved, it would see the demolition of all existing structures and redevelopment of the site. Access would be from Maypole Lane - an old route, as the high levels of surrounding fields indicate, causing traffic chaos at crossroads with North End Road and Ford Lane.

The above proposal, along with applications Y/1/17/OUT - 56 dwellings, Y/33/17/PL - 2 dwellings, Y/44/17/OUT with permitted access Y/93/14/OUT - 70 dwellings and Y/93/14/OUT - YHP Housing site SBI - 35 dwellings (already agreed) would result, if planning was granted, in one huge housing estate. All sites open onto countryside and are grade 1 Agricultural Land, suitable for crops & grazing.

The main sewer system runs at capacity and the insufficient infrastructure in Yapton Village, would not cope with the above proposals. Yapton has few amenities and the growth planned, would exacerbate traffic problems not only in North End Road but throughout the village. Yapton Village Primary School and our medical services are over-subscribed. It will be difficult for 45 dwellings on the edge of the village to be integrated into the community.

Street Buildings were once part of a 300 acre farm named Parletts. The site in question can be seen in the shape of a farmyard surrounded by a range of stables and barns now used for equestrian purposes. There are approximately 4 acres to the rear of the stables allowing horse-riders (adults & children) to ride in a safe environment, not needing to use North End Road. The "Powers That Be" tell us to exercise and the stables enable just that. Must not forget that.

North End Road generates traffic as follows: (a) Residents (b) GP Surgery (c) New Station proposed Gospel Hall (d) Yapton Pharmacy open every day (e) Nursing Home (f) Stakers farm entrance (g) Yapton Primary School and (h) Proposed replacement at Yapton Level 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

[Redacted]
(VICKIE MCCUDEN)

PS (1) Orchard Business
Park