

Baytree Cottage,
North End Road,
Yapton,
Arundel,
BN18 0DT



20th August 2017

Planning Application reference Y/49/17/OUT

Dear Sirs,

I refer to the above planning application. Reference to the submitted documents show that I am a concerned party in that all of my northern eastern boundary will be adversely affected by this proposal, my view across the fields will be lost.

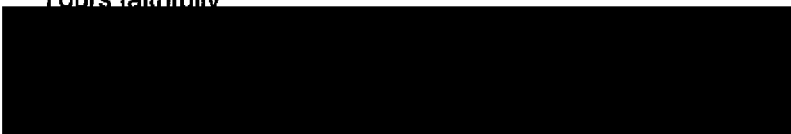
Nevertheless, my main concerns are as follows:

1. This proposal is not included in the approved neighbourhood plan. I would question the point of the community even discussing the way they want their village to be developed if anyone with land can make applications to build outside the wishes of the community. The generation of a neighbourhood plan is pointless if this type of development is allowed.
2. North end road is already very busy and there are many near incidents on the road and in particular at the junction of Ford Lane, Maypole Lane and North End Road, not to mention the very dangerous rail crossing which has been highlighted recently in the press. Any development which exacerbates this problem is to be avoided.
3. Do we even need any more developments in Yapton, there are already a large number of houses being built or proposed. Not all of the newly built houses are sold; it questions whether there is a need for more developments.
4. It would seem that even if this development is allowed, the affordable housing mentioned will likely be sold to further developers for rental. It would make more sense if part of any new development includes houses for rent and not only for sale. This may deter developers such as this one from realising the amount of money to be made.
5. Yapton does not need any more large scale housing developments such as this and the one to the south of St Mary's church. The only purpose of this and the other proposal is to make money to the detriment of the community.
6. It is doubtful if the existing sewage system is capable of taking any more waste. Already there are occasions of heavy rain where sewage smells come back up the domestic system and here have been instances of overflow in the road.
7. The infrastructure of the village is already struggling to cope with the rising population. The school is full, and there is only the one surgery.
8. It is perhaps too much to expect that the plans when submitted in their entirety will include an extra school building and perhaps an extension to the surgery.



9. How can maypole lane be expected to cope with the extra traffic arising from 45 houses which will almost certainly need to allow for an extra 60 plus cars. Presumably all of maypole lane will be widened all the way to the inn and beyond. Should this proposal be accepted then perhaps the developer should be required to provide traffic lights at the ford lane, maypole lane junction.
10. The government have stated that prime agricultural land should not be used for housing development. Although this land is at present used for stabling and grazing it is nevertheless prime agricultural land and should not be built upon.
11. It is remarkable that this development has not become known generally. There has been no publicity surrounding it presumably because it is known that there will be considerable objection.
12. If there is a serious intent in this proposal then there must be a public meeting where the community have a chance to raise their objections and discuss the development in detail.

Yours faithfully


M.E. Barnard

Development Control,
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