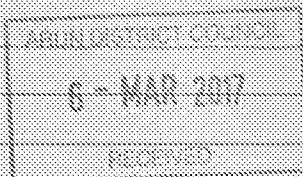


3 The Lychgates  
Yapton Arundel  
West Sussex BN18 0TN

3 March 2017

Development Control  
Arundel District Council



Dear Sir/Madam

Re: Planning Application Y/5/17/OUT Cinder Nursery and land, Cinder Lane, Yapton

Initial plans have been revealed for more than 50 dwellings at the above. This should be reduced - most families nowadays have 2 cars per household (50 dwellings = 100 cars)

Yapton is presently besieged by planning applications, causing an unsustainable demand on our local roads. The traffic data is out-of-date as it pre-dates the impact of the opening of the Bognor Relief Road. This study must be updated and reconsidered as part of the application before any planning decision can be made.

The proposal involves moving the busy doctor's surgery access as well as improvement at the Cinder Lane/Bilsham Road junction in terms of widening and visibility. Access by car to the site would have to be Cinder Lane, presently a narrow track. These issues need to be resolved in order to ensure proper access to and from the site. The whole procedure makes for an horrendous and dangerous muddle.

As far as safety for pedestrians, cyclists and others are concerned, it would not be feasible for them to walk along Cinder Lane without pavements so how would they make their way to our overloaded facilities?

In summary, there is no capacity in the village primary school, health facilities or infrastructure for the proposed development. Surely, better use of the land could be made without such a detrimental impact on the Yapton community. Thanking you,

Yours faithfully,

