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Sent: 27 April 2020 08:38
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Y/33/20/PL

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Save the environment - think before you print.

From: P WALES [REDACTED]
Sent: 24 April 2020 16:43
To: Planning <Planning@arun.gov.uk>
Subject: Fw: Y/33/20/PL

Planning Application Y83/19/OUT - 33 houses at Clay Farm, North End Road, Yapton.

Dear Sir or Madam,

I wish to object to Planning Application Y83/19/OUT at Clay Farm, North End Road, in the strongest possible terms on the grounds of an unacceptable and unsustainable increase in traffic, flooding, noise pollution and air pollution in North End Road

I live at The Wee Hoose North End Road, which is the third property down from the Level Crossing. Since the introduction of fixed barrier gates, the queues of traffic at peak times of day (7.30 a.m. – 9.30 a.m.) and 4 p.m. – 6.30 p.m.) stretch from the A27 at the north end of Yapton Lane to the roundabout at the south end of North End Road. Of particular concern is what can only be described as “bedlam” caused at the primary school, when children are desperately trying to cross the road between stationary articulated lorries and cars with the poor lollipop lady doing her best to restore an element of safety.

After rain there is a large expanse of water on both sides of the crossing which vehicles are not able to safely navigate. Vehicles, including large lorries, have to skirt the water lying on the left hand side of the road before and after the crossing so are obliged to be let through by the on-coming traffic. The drivers travelling north have probably been waiting at the crossing for about 10 minutes and are usually in no mood to give way, so there is EVEN MORE build up of traffic going south and EVEN MORE chaos either side of the crossing.

As mentioned above on occasions the queues both sides of the level crossing have a wait of up to 10 minutes while three trains go by. During this time most vehicles do not switch off their engines and some have their car radios blaring, which my son, who sleeps in the front of the property, complains constantly wake him up. Since “Lockdown” when we have not been subjected to the air pollution caused by vehicle emissions, the air quality in our immediate vicinity has markedly improved.

This whole situation is massively exacerbated by the HGV lorries which travel south from the A27 and then need to turn right into Lake Lane. They may be at the front of the line but there is no way that the oncoming traffic is going to give way to them, having already faced a wait of 10 minutes and do not want to risk the gates going down again. When the gates do lower again and the HGV is at last able to make a right turn into Lake Lane, the remaining cars are then subjected to what could be another 10 minutes wait at the crossing. To add to this dire situation perhaps every ten vehicles is a lorry turning right into Lake Lane.

I have personally witnessed drivers so frustrated by what has happened, crossing the railway line at a yellow warning light and even on a red light. This is, in my opinion a terrible accident waiting to happen and I WOULD LIKE TO PLACE ON RECORD MY CONCERNS.

As if the situation wasn't bad enough, unfortunately, despite objections from the people of Yapton and a refusal by ADC upheld by the Secretary of State and the High Court, permission has been granted for another 150 houses to be built on the

beautiful green field adjacent to North End Road. As there is no work in the village I suspect that this will add another 250-300 cars to the chaos that takes place daily at the Level Crossing. Another 10 houses have just been built opposite Yapton School which will also add to this dire situation. Bizarrely I see that this planning application Y83/18/OUT would seek to put another 33 houses almost opposite the 150 houses site. How would both sets of residents ever exit their properties onto North End Road during peak times? I sincerely hope that none of the many planning applications for yet more houses along North End Road will not go ahead, otherwise the road will become grid-locked with no-one going anywhere.

If I might add that it beggars belief that Stuart Lyons Haulage was allowed to re-locate from Littlehampton to Lake Lane (the clue is in the name really – it floods and it was designed to be a country Lane). It was certainly not designed for the many huge articulated lorries that travel along to reach the Haulage Depot and which have caused many potholes (I have had three burst tyres by being forced into potholes by on-coming lorries). If you contact your roads maintenance department you will see how much work is caused them by the lorries in Lake Lane. If two lorries have the misfortune to meet, one either has to drive into the hedge or go backwards, at great risk to pedestrians (although not many now dare to walk along the unpaved lane) and other vehicles. The recent development at Pollards Nurseries has of course exacerbated this situation.

I quote from the original application in the 1990's for Stuart Lyons Haulage to re-locate from Littlehampton to Lake Lane, which now seems laughable.

Through careful analysis of the likely impacts upon the local road network, Paul Basham Associates successfully demonstrated that there would be no negative impact upon the local road network. Our Highway Design & Civil Engineering team ensured that the site access and internal layout were sufficient to accommodate HGV movements, as well as a full surface water drainage design.

The whole reason that the fixed barrier level crossing gates had to be installed was because the backs of the large lorries turning right into Lake Lane would sometimes be on the railway line, with the danger of the gates coming down on top of them, or a car coming in the other direction being already on the railway line while the lorry performs its complicated manoeuvre, thereby being in the path of an on-coming train should the gates go down

I would close by saying that during Lockdown the residents of North End Road have been treated to a quiet, relatively peaceful existence without the constant noise of articulated lorries clanking down the road, car engines and radios blaring and although we accept that we will one day return to this now "normal" state of affairs, which we have unfortunately had to get used to, **WE DO NOT WANT IT TO WORSEN BY THE ADDITION OF MORE HOUSES AND CARS.**

Yours faithfully, Patricia L. Wales, The Wee Hoose, North End Road, Yapton, BN18 0DL.

