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Save the environment - think before you print.

From: [REDACTED]
Sent: 26 January 2018 08:59
To: Planning
Subject: Y/91/17/OUT Planing objection

Please add this objection to planning portal today – thanks

PROPOSED DEVELOPMENT BILSHAM - DROVE LANE, YAPTON
PLANNING REFERENCE: Y/91/17/OUT

I am writing as a concerned resident of Yapton. **I strongly object** to the application and would urge you to reject this application

A large number of residents are shocked and bewildered by the proposal. Not only is it against our neighbourhood plan, it is also contra the Government's steer that: "Where a planning application conflicts with a neighbourhood plan that has been brought into force, planning should not normally be granted."

Yapton Neighbourhood Plan – Overruled and ignored

This village **must** be allowed to consider and decide how they wish to see their Parish grow in tandem with the new emerging Arun Local Plan 2011-2031. This wish is in the spirit of Localism, the foundation of Neighbourhood Planning and aligns with the new emerging Arun Local Plan 2011-2031. This application rides roughshod over this process.

Disproportionate - Site will overwhelm the village – 48% Population increase!

Current population of village is 3522 this will increase by approx 1700 people – 48% growth – not sustainable

Current number of houses 1376 this will increase to 1926 houses 40% increase – not sustainable

This does not include the other applications at Arun District Council. Ford lane 100, Burndell Road 108, Stakers farm 100, Bonham Field 70

Health - Report shows contaminates on site and possible risk to young children

This land is contaminated by pesticides and the report shows possible health impact on young children (0-6). Mention is also made of asbestos

Rural Location - Arable land lost despite being required for Brexit (Government statement) – Countryside views lost for ever.

The development would permanently and detrimentally harm the rural aspect of the village. Under the Neighbourhood plan, this Village has delivered and exceeded the number of houses it was required to deliver. Rural land has already been lost over recent years in Yapton, so enough is enough – this village has given its share.

Countryside views will be lost as will views over the South Downs

Housing Needs – 11 families in the village require housing

The housing need driving this absurd surge in planning applications is flawed. FOI data indicates as of 01/09/2016 – 31/08/2017 housing needs in the village were 11. The maths and proposed growth appears not to meet the reality!

Transport – Road junctions and Village exits unable to cope with increased levels of vehicles.

WSCC's traffic counter on the A259 has shown that traffic movements have increased in the last two years from **6 million to 7.5 million** a year.

The development is also unacceptable as roads are already currently congested – this site will add between 1100 and 1700 cars to the village

- **South** the two junctions of Comet Corner and the Oystercatcher cannot cope – The Oystercatcher roundabout is too small and at Comet Corner the speed of traffic and the bend make it impossible to pull out safely. Any increase in traffic at these junctions will cause accidents
- **North** The school and level crossing currently severely restrict traffic movement – there are long tail backs during the day and further north there are narrow roads at Arundel

Sustainable Transport - Site does not support Sustainable Travel

There are no off road cycle routes from village - all new residents will be forced to use cars

Nearest station is 2 miles away – this is too far to walk, not accessible by bus thereby forcing new residents to use their car. Parking at station is already at capacity and with other housing estates being built in Barnham there will be major parking problems. This is not acceptable planning

Well being – Site will be detrimental to the health of existing residents

The prevailing south westerly winds will for all the years of construction blow dust, air particles over existing properties – this will impact on air quality and increase respiratory problems in the population

The site will take many years to build and this continuous noise will have an adverse effect on people's health, stress levels, mental health and well being

Wild Life – Adverse impact on wildlife

Site currently includes supporting infrastructure for wildlife, with trees suitable for Bats, hedgerows for small animals and reptiles and open ground for migratory birds. These fields are also home to and a breeding ground for Slow-Worms. This will all be lost.

Ground Water – Susceptible to ground water – Vehicles stuck in mud

The site floods in heavy rain and is susceptible to shallow ground water. The vehicles undertaking the bore hole investigations became stuck in the mud and a JCB was called in to drag them out

Planning – This site must be considered holistically along with all other adjoining Village sites

The adjoining villages are also being severely impacted upon. Planning for the area should be looked at holistically and not just site by site

**This application along with all others being thrown at Yapton is disproportionate, not required and shows that the planning process is out of control
THIS IS AN OBJECTION TO THIS APPLICATION**

Chris Sprules 18 The Millers Yapton

Chris Sprules

