

Objection to Yapton Development: Y/92/17/OUT, Y91/17/OUT

Maintaining rural identity

We recognise there is a need for development to meet the needs of the ever increasing population, however, the proposed developments of 550 dwellings jeopardises the rural identity of Yapton village. Permitting this application for development opens the possibility of further losses of green space and open countryside surrounding the village that would contradict the Arun Local Plan. The Yapton Neighbourhood Plan states that any development in a rural parish is directed towards appropriate locations to avoid 'sprawl'.

Key facilities

There is clearly already pressure on local amenities including health facilities, and with a growing ageing population within the village, pressures will continue to increase in the future to ensure the current population's needs are met. This proposal does not address this and will only add to these issues. How do the developers propose that this development won't put additional strain and pressure on an incredibly busy service?

Local shops do not currently have enough parking for its customers. Continued developments will only increase parking issues and make the main road in the village more congested.

With an already thriving young population, pressure would also be put on community facilities such as the park, skate area, family centre and village hall.

Education – accessible and quality

Local schools are near to capacity, how do the developers propose that additional places will be found? Based on assessments outlined in the Yapton neighbourhood plan the village primary school will reach capacity in 2017 – a potential rise in young families will put a strain on the provision of quality education and access to facilities to current and future young residents of the village.

Amenities:

Yapton maintains amenities from 1960's, only one public house remains from the four originals, 3 of which have been developed for housing, the most recent development being new housing on the site of the Lamb public house on Bilsham Rd.

Yapton's Doctor's surgery is oversubscribed with high waiting lists (3 weeks+) for appointments. There is pressure on local amenities including health facilities, and with a growing ageing population within the village, this will continue to increase in the future to ensure the current population's needs are met. This proposal does not address this and will only exacerbate the situation.

Local shops have limited parking and at peak times Main Rd can be impassable whilst drivers look for parking. There are limited highway controls in the vicinity of the shops and this leads to traffic backing up East to the mini-roundabout and West towards North End Rd. Further access into Bilsham Rd will increase traffic flow and lead to further congestion at peak times.

Utilities and Infrastructure:

Yapton infrastructure remains largely as it was in the 1960's. Although the village has grown by approx. 50% in population with no noticeable improvement to facilities. Drainage is a problem with one solitary sewer running down Burndell Rd where wastewater is transported to Lidsey for treatment. At times of high rainfall this overloaded network is affected by high levels of surface/ground water entering the network causing discharge. The sewer in my location of Fairholme Drive/Park Drive is a sub-system of sewers which discharge into the main sewer in Bilsham lane. This subsystem is constantly getting blocked due to

swallowing at the junction point between the west garages in Park Drive and has been consistent problem for ADC and now Southern Water who assumed responsibility for the sewer. This is of concern to local residents as Southern Water have been called out 3 times this past year to clear as it was backing up into property in Fairholme Drive. The drainage system is not suitable to support a further development of this scale without serious improvement.

Traffic and Vehicular Access

The increase in traffic will create risks, particularly to school children and the elderly. It is worth noting that the developments that have taken place recently have caused disruption to an already busy road. The re-surfacing of the road where services have been installed is of a poor standard to say the least.

In addition the WSCC Traffic surveys fail to take into account the cumulative affect of other developments in the village which could all be coming to fruition at the same time; namely 108 properties off Burndell Road (Y19/16/OUT), 49 properties North End Road (Y/49/17/OUT), 70 properties at Stakers Farm (Y/44/17/OUT), 19 properties at Cinders Lane (Y/32/17/OUT), 51 properties at Cinders Lane (Y/5/17/OUT), 56 properties at Bonhams Field (Y/1/17/OUT). This is a potential footprint of another 353 properties in addition to the 550 proposed by the Y/92/17/OUT and Y/91/17/OUT. Should these occur then there are serious implications for the traffic flow throughout the village with problems already apparent at critical junctions at key times.

Policy H1 – Housing requirement

New housing will be required to ensure that local infrastructure is provided and or improved in relation to the size and scale of the development proposed – how will this be addressed?

Environment

The proposed development will increase the rate of surface runoff and the risk of surface water flooding in an area that currently has drainage problems. An increase in impermeable surfaces will put pressures on the existing drainage network.

Development will also put local biodiversity at risk – nesting Herons, Great Spotted Woodpeckers, Green Woodpeckers and Sparrow Hawks are just some of the species whose habitat is threatened locally if this development takes place.

Policy E4 – Minimising the environmental impact of development

Development will be expected to retain well-established features of the landscape.

Overall this development would severely compromise the sustainability of Yapton and its existing infrastructure (notably its health and education services) and the natural environment surrounding the existing boundary.

Until provisions are made to meet these needs of the community, a further increase the housing and therefore population cannot be supported.