



From: David Easton
Sent: 01 February 2018 09:54
To: Planning.Responses
Subject: FW: Y/91/17/OUT & Y/92/17/OUT

Please upload as a letter of objection

From: Greg Sharpe [REDACTED]
Sent: 31 January 2018 20:32
To: David Easton
Subject: Y/91/17/OUT & Y/92/17/OUT

Dear Mr Easton
Please find attached objections to the above developments.
Yours sincerely
Greg Sharpe

Sent from [Mail](#) for Windows 10

12 the Millers
Yapton
Arundel
West Sussex
BN18 0LE

Mr D Easton
Case Officer
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

31st.January 2018

Dear Mr Easton

Re: Planning Application Y/91/17/OUT Bilsham Road 250 houses
Planning Application Y/92/17/OUT Drove Lane 300 houses

I am writing to strongly object to the above proposed developments. The two sites are contiguous therefore the impact of them should be considered together. My objections are for the following reasons:

- The current Primary School does not have sufficient capacity to cater for an enlarged roll of the magnitude suggested by an additional 550 houses in the village. Other recent planning applications will deliver many hundreds more in the near future. The school will require a massive expansion but is there sufficient land available next to the school for this to happen? The traffic problems experienced at the beginning and end of the school day in North End Road will become more severe and one route into and out of the village will be impassable at these times.
- Both of the medical practices in the village are already under severe pressure due to patient numbers and demand for services. Additional housing of this

scale will make such pressures even more severe and can only have a detrimental effect upon the health of villagers.

- Water services within the village are already under pressure, both fresh and waste. Fresh water pressure varies during the day and Southern Water has said that the current system is unable to cope with waste water and sewage. The proposed developments will only exacerbate this situation.
- Main roads within the village are already very crowded at all times of the day. Bilsham Road is a 'bottleneck' throughout the day because of parked motor vehicles. An extra 550 homes will possibly mean an extra 1000 vehicles in the village therefore congestion will get worse with attendant higher levels of air pollution.
- The junctions with the A259 at Comet Corner and the Oystercatcher are very difficult to negotiate, particularly if wishing to drive towards Bognor Regis, with long queues forming at peak times. These developments will mean more motor vehicles entering and leaving Yapton and pressure on these junctions will become more severe. Recent improvements at Comet Corner appear to be little more than cosmetic and have done nothing to enable drivers to turn right towards Bognor Regis more safely. Traffic on this section of the A259 has increased since the opening of the Bognor Relief Road thus making an already difficult right turn even more fraught.
- Prime agricultural land will be sacrificed. According to the Department for Environment, Food and Rural Affairs only 49% of food consumed in the UK in 2016 was produced here. The EU produced 30% of our food in that year. We do not know what the future holds in terms of tariffs but it would seem sensible to maintain as much agricultural land as possible if we are to feed our population. Are there no 'brownfield' sites with Arun District Council that can be used to accommodate the desired number of housing units?
- The rural nature of our village will completely change if these developments go ahead. We will become just another urban area along the coastal strip between Littlehampton and Bognor Regis with little of our separate identity remaining. Villagers made their voices very clear with the formulation of our Neighbourhood Plan but that is now being overruled by ADC.
- The joint developers at the recent meeting glibly said that 'contributions' would be made to ADC to enable improvements to be made to the village. They failed to say how much and what guarantee do we have that, should the developments go ahead, all of the money will be spent within and for the benefit of the village?

It is for the reasons above that I wish to object to the proposed developments.

Yours sincerely

Greg Sharpe