



3 The Lychgates
Yapton Arundel
West Sussex BN18 0TN

31 January 2018

Mr D Easton
Case Officer
Planning Department
Arun District Council

Dear Mr Easton

Re: Outline applications: Y/91/17 OUT & Y/92/17/OUT - I object because:

- 1 Planning permission for development on grade 1 agricultural land should be refused
- 2 Employment opportunities are non-existent in Yapton. so, inevitably, the majority of people working away from Yapton will do so by car.
- 3 Health care, emergency services & community facilities are paramount in a rural community such as Yapton. Will water, gas, electricity, refuse and other services be able to cope with the increase in population?
- 4 Traffic: Yapton will be entirely enclosed by buildings. Main Road, Bilsham Road and Comet Corner will be hazardous. Yapton level crossing is to be up-graded (due to misuse) to a four gate level crossing - gates will be shut for up to forty three minutes a hour during rush hour periods (bringing us in line with Ford level crossing). Traffic will be backed-up along North End Road causing severe delay. North End Road is currently being besieged by planning applications and permission has been given to 100 new homes in Ford Lane, Yapton. In fact, the whole of Yapton has planning applications pending.
- 5 In summary, Yapton will become an island, not surrounded by beautiful green fields, but by traffic. Where is "Sussex by the Sea"? we won't be able to find our way to it.

Yours sincerely

