

Sent: 11 December 2014 13:49

To: Simon Davis; Planning
[REDACTED]

Subject: Fw: Objection to proposed 40 houses – planning application Y/93/14/OUT - Addendum

Dear Mr Davis

With respect to my objection of the proposed 40 houses in planning application Y/93/14/OUT, I note today that a further 18 homes have been approved in King's Close, Yapton which were **not** identified in the Yapton Neighbourhood Plan.

Ref: <http://www.bognor.co.uk/news/local/new-homes-in-yapton-given-permission-1-6440092>

This further demonstrates that a substantially sized development is not required on / near North End Road.

Best regards

Leon

----- Forwarded by Leon Robinson/FB/Contr/FluorCorp on 11/12/2014 13:38 -----

From: Leon Robinson/FB/Contr/FluorCorp
To: Simon.Davis@arun.gov.uk, planning@arun.gov.uk,
[REDACTED]

Date: 26/11/2014 17:20

Subject: Objection to proposed 40 houses – planning application Y/93/14/OUT

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Reference: Y/93/14/OUT - Land North of Yapton C of E Primary School North End Road Yapton BN18 0DU

Dear Mr Davis

I hope all is well.

I am writing this email to strongly object to the proposed 40 houses in planning application Y/93/14/OUT.

I am fully aware that the Yapton Neighbourhood Plan includes for this site (originally the plan requested 20 houses on

the site but this was increased at the final stage to 38); however, the planning application makes no provision on a number of issues which I have major concerns with, which are addressed individually below:

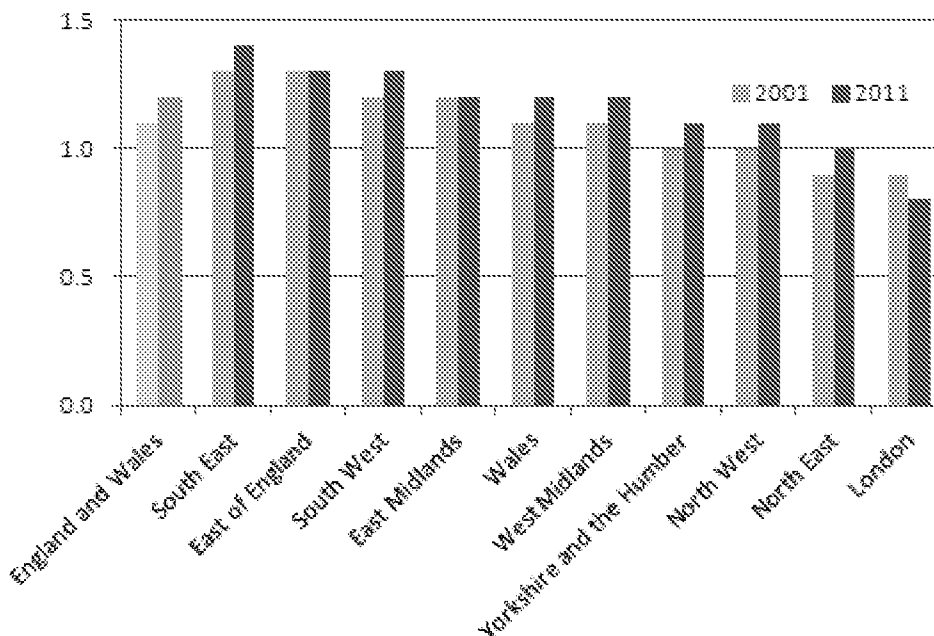
1) The attached Transport Statement provides statistics on average road speed - these statistics do not appear to take into account the 20 mph "advisory" speed limit during drop off and pick up time each school-day (approximately 1 to 2 hours per school day). When the road is congested with vehicles during these timeframes surely this distorts / skews the calculation of "average" daily speeds recorded as traffic is almost brought to a standstill during these times. This distortion means that average daily road speeds are considerably higher than reported and correctly indicates that there is a traffic speed problem on this 30 mph road.

Having been a resident for the past 3 years (and living directly next to the school and on North End Road) - I have noted speeds in regular excess of **40 mph** on the road (previous letters have been sent to Highways / ADC which have raised this concern but unfortunately with no result).

2) The proposal refers to 40 parking spaces based on 1 car per household although:

- a) The **2011** Census data from www.ons.gov.uk clearly demonstrates:
- 1) The South-East has the highest number of vehicles in England and Wales
 - 2) The average is greater than one car per household (close to 1.5 cars)
 - 3) The data set is from 2011 so does not allow for growth to date

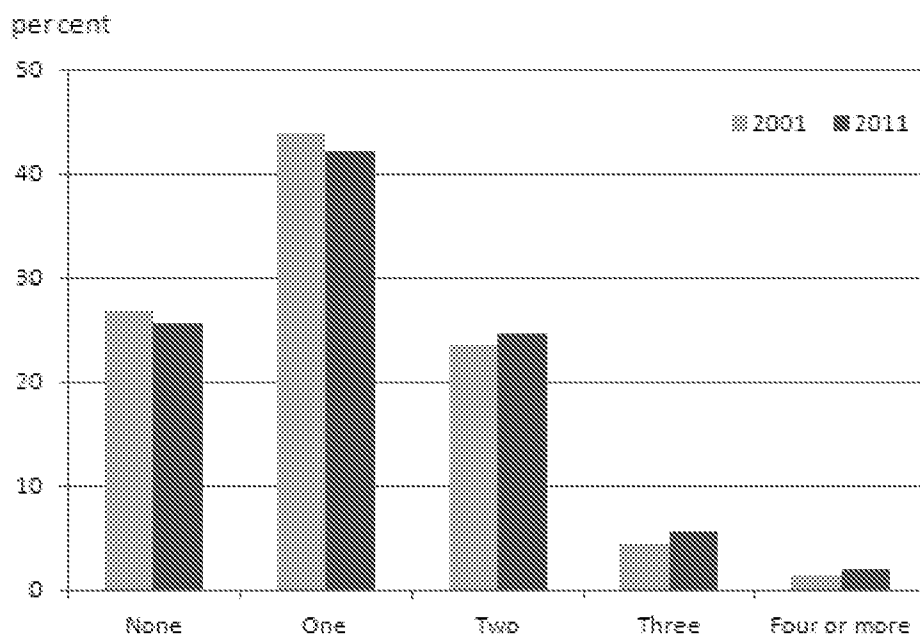
England regions, Wales, 2001 and 2011, All cars and vans, All households



- b) The **2011** Census data from www.ons.gov.uk also demonstrates:
- 1) 25% of households (nationally) do not have a car but 25% of households (nationally) have 2 cars + !
 - 2) The data set is from 2011 so does not allow for growth to date

Figure 13: Cars or vans

England and Wales, 2001 and 2011, All households



c) An article in the Gloucestershire Echo (Dec-13) reports "Average household in Britain has two cars, according to a new survey by Direct Lines"

Read more: <http://www.gloucestershireecho.co.uk/Average-household-Britain-cars-according-new/story-20257863-detail/story.html#ixzz3KC01eXwb>

Both sets of information indicate that with a proposal of 40 houses we can expect in excess of this amount of additional cars on the proposed site and using the road (even taking into consideration for the limited number of 1 bedroom homes). In excess of 40 cars cannot be accommodated on the proposed site which will mean spill over on to North End Road which is already heavily congested during school pick up / drop off times.

This reinforces my objection and major concerns to the proposal with regard to North End Road traffic congestion and road safety concerns.

3) The planning proposal suggests a "proposed link with school" may be considered - I note that this link is being proffered from the green space ie reduced green space and a "break" in the public footpath - is this correct? The green space is already limited in size for a development of this scale.

4) As per my letter to Yapton Primary School (attached below) residents already have a major concern with the number of vehicles congesting the road at both drop off time and pick up time - over the past year parents have been parking on the grass verges which is detrimentally affecting our locality. The planning proposal makes no provision for any drop off / pick up facility assistance - the proposed site is directly next to the school.

The attached letter highlights some of the issues we are already experiencing on North End Road - **and this is occurring directly opposite the proposed development site!**

5) The school is already over-subscribed; so, although the proposal suggests that the children of the additional families that will live in these new homes will be able to walk to school - will this be the case if there are limited / no places available at the school? Potentially this will mean more cars using North End Road at critical times (ie even greater added congestion).

6) The planning proposal refers to "urban fringe" - does this term apply to a semi-rural location? I am concerned that the proposal is using "urban" logic and applying it to a "semi-rural" location.

I trust that my objection is clear and should you require any further information please do not hesitate to contact me.

Yours Sincerely

Leon Robinson

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