



**ARUNDEL TOWN COUNCIL
TOWN HALL
MALTRAVERS STREET
ARUNDEL
WEST SUSSEX
BN18 9AP**

20th December 2013

Mr C Cronin
Planning Officer
Arun District Council
Maltravers Road
Littlehampton
West Sussex, BN17 5LF

Dear Mr Cronin

Proposed Residential Development at St Mary's Park, Yapton
Planning Application Number: Y/99/13

Arundel Town Council wishes to bring to your attention its concern about the possible adverse traffic impact on Arundel of the proposed development of 250 new houses at St Mary's Park, Yapton.

Despite the forecasts in the developer's Transport Assessment, we believe it likely that the majority of the potential residents of the new development will be likely to commute to work outside the immediate environs of Yapton, many travelling to the east, west and north of the area, and the majority by private car.

There is therefore a prospect that this will increase the traffic loading at the northern end of Ford Road where it joins the A27, thereby exacerbating the already unacceptable traffic congestion at that junction during peak hours.

Additionally, the whole of the local road network currently suffers from an infrastructure deficit in and around Ford, Yapton and Arundel, and it seems that the developer has ignored the cumulative impact of the additional car traffic associated with the proposed development.

In transport terms alone, we believe that because of the location of the development, and despite the developer's optimistic forecasts that many journeys will be made by foot, cycle, bus and train, the majority will be made by private car, thereby suggesting that this particular development is, by definition, unsustainable. The Application should therefore be rejected on transport planning grounds.

Yours sincerely,

Mayor of Arundel (Councillor Michael Tu)

Copies To:

Nick Herbert MP
WSCC Councillor Nigel Peters
ADC Councillor Paul Dendle
ADC Chief Executive Nigel Lynn
Clerk to Yapton Parish Council

