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From: Kevin Trust [REDACTED]

Sent: 06 January 2014 20:35

To: Planning

Cc: Kevin Trust

Subject: Ref Planning Application reference Y/99/13 Proposed development of 250 Houses North of Church Lane Yapton.

Dear Sir

i am very concerned and want to object strongly to the proposed development as outlined in the above application. Having lived in Yapton for 17 years I am very aware of the impact that recent and proposed development will have on our community and are extremely concerned that this particular large scale development will a massive detrimental on the village. In particular my principle reasons for objecting are :-

1. The site is not suitable - the 2013 Sustainability Assessment paper concludes this area as poor in infrastructure, local facilities, employment and highly sensitive on ecological grounds due to its open landscape.
2. Much hard work has gone into our Yapton Neighbourhood Plan which accommodates the villages housing requirements for the next 15 years reflecting the needs and wishes of the Community. The propose site for the development is not suitable and has never been put forward for genuine full Community consideration.
3. Recent weeks have shown the terrible effects that flooding caused by in appropriate development can have on Communities. Yapton has in the passed suffered from serious flooding and an overloading of local drainage and sewage systems. The proposed development will overload the current drainage/sewage system, increase surface water run off and lead to a greatly increased risk of flooding to the local area which is totally unacceptable. The propose access to the development via Ford Lane is already subject to severe flooding during periods of heavy rain which would be made much worst.
4. The local School is already at capacity [as are local roads] and is not in a position to accept the additional children that would come with this development. This would force them to travel to other schools in the area which would greatly increase traffic volumes and impacting on the environment. Considerable traffic congestion and problems with parking already occur in North End Road Yapton around the school and lead to considerable delays to traffic and have the potential to delay the response of emergency services. The proposed development would make this situation much worst.
5. The proposed development is outside the village boundary , it will destroy the character of the village and highly productive grade 1 farmland and well used foot paths.
6. 250 new houses will destroy the character and setting of Church Road and St Marys Church conservation areas.

Yapton has already taken its share of new houses and is struggling to cope with the impact , the above proposal taken with other proposed development in the local area will destroy local identity and cause major problems in the areas highlighted above it must not go ahead.

Yours Sincerely

Mr K Trust

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