

Dear Sirs

PLANNING APPLICATION Y/99/13

Royal Mail
11.01.14
03:59 pm
63107743

ARUN DISTRICT COUNCIL Mail Centre

13 JAN 2014

RECEIVED



I wish to register my strong objection to the above proposal on the following grounds:

- ① This site fails to comply with local or national planning policy
- ② It is a grade 1 farmland site & close to a conservation area
- ③ The site is outside the northeastern settlement boundary it has flooding issues water table is very high
- ④ The site has no relationship with village life is essentially two very productive fields that have produced food for many years

Yours faithfully

Address

8 Victoria Villas Bilsham rd Yapton
BN18 0TD

Mr Cronin
Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
LITTLEHAMPTON
BN17 5LF

Dear Sirs

PLANNING APPLICATION Y/99/13

Royal Mail

11.01.14

03:59 pm

53107799

Gatwick

Mail Centre

ARUN DISTRICT COUNCIL

13 JAN 2014

RECEIVED

Mr Cronin

Planning Department

Arun District Council

Arun Civic Centre

Maltravers Road

LITTLEHAMPTON

BN17 5LF

I wish to register my strong objection to the above proposal on the following grounds:

YAPTON IS A VILLAGE!!
Our Country roads, drains & Sewers are
not Capable of Coping with a development
of this size. The road past the School is
already dangerously congested at School Times.
The School & medical facilities will not
be able to cope with the additional load.

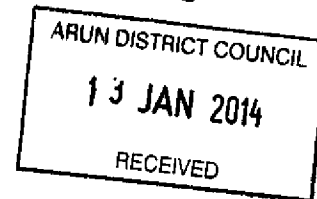
Yours faithfully

Address

5 DOWNING WAY
YAPTON, ARUNDEL, W. SUSSEX BN18 0HN

The Case Officer
Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

3 The Lychgates
Yapton
Arundel
West Sussex BN18 0TN
11 January 2014



Dear Case Officer

PLANNING APPLICATION NO Y/99/13

Why 250 new houses should not be built in Ford Lane, Yapton.

The site is greenfield grade 1 arable land and lies outside the village boundary. The proposed development will nibble away at our grade 1 arable land, destroying highly productive farmland and well used footpaths. It will not create an easily-accessible development and will not connect well with Yapton village.

The site is not sustainable - the 2013 Sustainability Assessment paper concludes this area as poor in infrastructure, local facilities (especially schools and medical services) employment and highly sensitive on ecological grounds due to its open landscape and areas of flood risk.

Yapton is a small rural village and 250 houses will change its character, placing more stress on the village's limited facilities and already over congested road network. 250 new houses will produce approximately 500 more cars - nowadays every house has 2+ cars each.

Ford Lane is an historic, narrow lane incapable of safely dealing with all the additional traffic ensuing from this proposed development. When built, to avoid flooding, earth was dug out and thrown up to form dykes bordering either side of the Lane. Where the dyke has been breached large puddles gather in the Lane. Breaching the dykes for vehicle access will cause the Lane to flood. Ford Lane, is now a rat-run and cannot take any more traffic. There would also be further traffic and safety issues in North End Road.

Yapton Neighbourhood plan accommodates the village's housing requirement for the next 15 years. This site has never been put forward for genuine full Community consideration. 250 houses will destroy the character and setting of Church Road and St Mary's Church conservation areas.

Lastly, the proposed Ford eco-town failed but has opened the door, by stealth, for further development applications.

Yours sincerely


V McCUDDEN (MISS)

MRS J COTTERELL

BRIAR CLOSE

ARUN DISTRICT COUNCIL

CHURCH RD

10-1-14

13 JAN 2014

YAPTON

RECEIVED

BRUNDEL

BR 18 015

Dear Mr Green

Planning Application REF Y/99/13

I strongly object to the above planning application. Yapton doesn't need 250 houses. The Arun plan has already designated space for 100 houses, enough to fill our needs, also the facilities are over stretched already and can't take the extra strain of such a project. Our roads are only country lanes, not proper roads, and traffic is heavy enough now and will only get worse, and will only one pedestrian crossing in the whole village, you take your life in your hands to cross the roads.

The land intended for this development is

grade 1 agricultural land, and could be put to better use, as we import 40% of our food from abroad, and this land could provide more home grown produce.

St Mary's Church would be overshadowed, and the whole area which is a conservation area, would be completely spoiled.

Every new development always destroys the habitat of birds & wild life, and its gone forever, we would like to preserve as much as possible for future generations, or the countryside will just die.

The land in question is well outside the natural boundary of the village, and would spoil the surrounding landscape.

Our school is too small to take on unlimited pupils and there is no room for expansion.

As an area that depends on the tourist trade, how many tourists will want to come here, when all they see is a

concrete jungle? I'm sure they will find
someone with much more to offer for
their holiday. I would.

agrees PathPully



ARUN DISTRICT COUNCIL

13 JAN 2014

RECEIVED

9th. January 2014

Dear Mr. Cronin,

Re. planning application ref: Y/99/13

Proposed housing development in Yapton

I understand the above application is in addition to that already planned for Yapton and ask you to accept my objections to same for the following reasons:-

1) Such a large development would greatly increase the number of cars using our narrow lanes, with ultimately up to 3 or 4 vehicles per household once younger family members are old enough to drive. There are also limited employment opportunities in the immediate area of this proposed development, with no regular bus services other than through the village centre and very little parking at Pond Station, car use will be essential.

2) Can the local doctors' surgeries cope with so many extra patients registering?

3) Can our local primary school cope with so many additional pupils?

4) Good agricultural land should not be needlessly sacrificed and covering such a large area in concrete may add to flooding in other nearby areas.

5) The development will adjoin a sensitive conservation area including listed properties and a mediaeval church. It will also obscure footpaths frequently used.

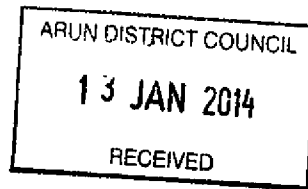
6) There is already a good development plan for Yapton which I fully support as it uses small parcels of land with less impact.

Yours faithfully

Mr. Cronin - Planning Dept.,
Arun District Council, Littlehampton

2 St Marys Meadow
Yapton
Arundel
West Sussex
BN18 0EE

9th January 2013



Mr Cronin
Senior Planning Officer
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Mr Cronin,

PLANNING APPLICATION Y/99/13

We object to the above Planning Application on the following grounds:

1. Yapton is a small rural village whose character would be completely changed by the proposed development. 250 additional houses would increase the size of the village by almost 20% with corresponding increases in population, cars etc.
2. The proposed development is on valuable agricultural land with well used footpaths. The Yapton Development Plan has already identified adequate brown field sites to satisfy future needs..
3. The proposed development is close to the oldest part of the village, a conservation area and ancient church. It is completely out of character with the area.
4. Present facilities, school, medical, shops, etc. are already fully stretched and the proposed development does not provide additional services.
5. Many roads are already crowded – North End Road, Church Lane and St Marys Meadow particularly so at primary school pick up times.
6. Ford Lane, a narrow winding lane, is already potentially dangerous with regular passage of huge lorries. Access to the proposed development from this lane will only aggravate the situation.
7. Occupants of the proposed dwellings are unlikely to find employment in the immediate area and will have to commute elsewhere – inevitably aggravating the bottlenecks of Worthing, Arundel and Chichester on the A27.
8. The wishes of the present inhabitants of Yapton are not being taken into account in this proposal.

Yours sincerely

S L BUGG

M S BUGG