

MRS J. LOTTERELL

1 BRIMAR CLOSE

CHURCH RD

YAPTON

BRUNDEL

BNISDES

Dear Mr. Brown.

Planning Application REF. 7/199/13

I strongly object to the above planning application, Yaption 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 the traffic is heavy enough, and with only one pedestrian crossing in the whole village you have to risk your life to cross the road,

The land intended for this

development is good agricultural land, and could be put to better use, as we export 60% of our food from abroad, and this land could provide more home-grown produce.

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

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

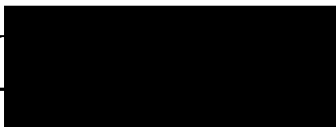
The land in question is well outside the natural boundary of the village ~~town~~.

There is not much industry in this area, so employment is going to be a problem, our school is too small to take unlimited pupils.

As an area we depend on

the tourist trade, so how many tourists will
want to come here when all they see is
a concrete jungle? I'm sure they will
find somewhere with much more to offer
for their holidays. I would!

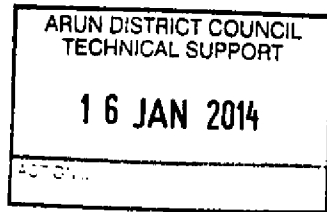
Yours PaulhPulley



Netherwood Cottage
Church Lane
Yapton

BN18 0EH

13th Jan 2014



Dear Mr. Bower,

Planning Application Reference Y/99/13

Proposed housing estate adjoining St. Mary's
Church, Yapton (250 units)

As a resident in Church Lane I am writing
to request a total refusal of permission for the
above development. I believe any sound-minded
person should be able to apprehend the many
reasons for this refusal, namely:

- 1/ Pushing the village boundary out into
prime farmland - 250 houses stuck on the
edge of a Conservation Area location surely
is not acceptable. Furthermore Arun District
Council's Local Plan shows no need for
these homes now or in the near future.

Besides which there are many pockets of
non-productive, in fact scruffy, land
within the village boundaries that could
be used, if in fact the need arose.

(2)

1/ cont.

furthermore it should be pointed out that Conservation Areas are set up by someone are they not - does West Sussex not care for the preservation of village character?

2/ The basic infrastructure of the whole area is inadequate for this proposal - in fact there are already areas of congestion to an unacceptable level around the School at North End road / Church Lane. Ford Lane itself is clearly quite inadequate for such a development and as we all know, access northwards from Ford Lane is badly hampered by level-crossings on both routes to the A27.

In addition to this access to North End Road at the A27 junction is ^{already} dangerous with present traffic levels - more traffic will only increase the accident risk.

- 3/ Drainage - as recent experiences have shown, flooding is more than just a threat and within this local area, at this very time Planning is insisting on totally porous surfaces. How could a development of the scale proposed be carried out with totally porous roads?
- 4/ 2009 SHLAA - consideration of greenfield land to the East of Orchard Business Park - conclusion - not suitable for development. How much more so this large tract of prime arable land - surely this would be an outrage? (Grade 1 Agricultural)
- 5/ Schooling.

Would there not be children in these houses? As aforementioned the school situation seems dire at present. What would this addition do?

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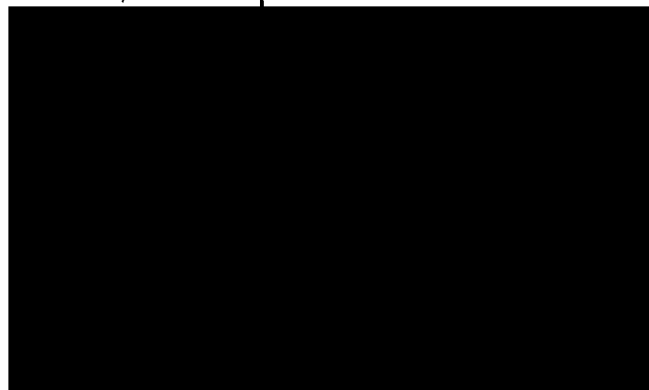
6/ Has the Arun District's Options for Growth been considered and respected?

We all know that at times new developments have to proceed and mostly there will be someone with a complaint or hurt feelings. However, in this instance I think it is clear that this proposal only qualifies for refusal and would request you to do everything in your power to this end.

Yours sincerely

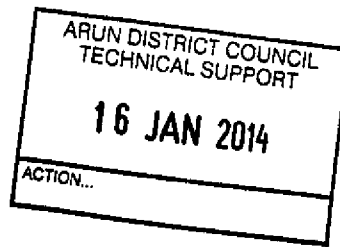


P.S Was a yellow Notice posted in Ford Lane where it is really most relevant?



SLM

Baytree Cottage,
North End Road,
Yapton,
Arundel,
West Sussex,
BN18 0DT



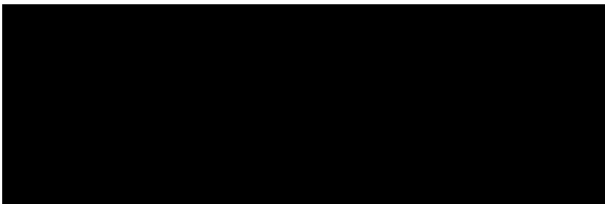
16th January 2014

Your reference Planning application Y/99/13

Attention Mr Cronin

Dear Sirs,

I object most strongly to this planning application on the following grounds:

1. The land in question is grade 1 agricultural land and any development on agricultural land of this quality is contrary to government guide lines.
 2. There is no requirement for this number of houses in the village of Yapton and has never been considered in the neighbourhood planning for the village.
 3. The infrastructure requirements for a development of this nature and magnitude do not exist. There are already problems with the foul and surface water systems in North End Road and the electrical systems are already overloaded.
 4. The access to this number of houses will require extensive changes to Ford Lane and the roads leading to Ford Lane. This development will severely stress the traffic conditions in the area especially with Ford station and the North End Road railway crossing.
 5. This village cannot service this number of extra dwellings without considerably more shops, schools and doctor's surgeries. It is extremely unlikely that the developer will provide these requirements.
 6. The question of building on what is in reality a flood plain needs to be considered.
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