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The Wee Hoose,
North End Road,
Yapton, Arundel,
BN18-0DL.

ARUN DISTRICT COUNCIL

17 JAN 2014

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Planning Department,
Arun District Council,
Maltravers Street,
Littlehampton.

16th January 2014

Dear Sir/Madam,

Planning Application Y/99/13

I am writing to register my strongest opposition to the above planning application, which I consider totally destructive to the village of Yapton, in which I have lived for 27 years.

My first reason is that the two fields in question are prime farmland, which are used every year for growing crops. Although this present "Government" have not given a thought to how we are going to feed the rapidly escalating population of this country, I have, and it horrifies me to see all our crop-producing and animal grazing fields being concreted over, all over this country. This also exacerbates the flooding problems we have in this area, as can be seen by last year's scenes of people in Felpham literally up to their necks in water. I am not an engineer, yet even I can see that if you concrete over green fields, where rainwater used to drain, the water is simply going to drain through the houses. It is certainly not rocket science.

The two fields in question border on Ford Lane, and I have in my possession photographs of Ford Lane made impassable by flood water when we were fighting the Eco Town proposal some years ago.

My second objection is to the increased traffic this proposal would bring. North End Road is already practically impassable at 9 a.m. and 3 p.m. because of mothers parking their cars to pick up their children from Yapton School. A development of 250 houses would mean an increase in cars of at least 400, these vehicles exiting Ford Lane onto North End Road or along to the Arundel/Clymping Road, or, even worse, through the village to get on to the already congested A259. The whole village would be grid-locked at certain days and, worryingly, there would be no access for emergency vehicles through this amount of traffic.

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My third objection is that Yapton School could not accommodate the amount of children that this development would bring. Similarly, the doctors' surgeries where it is almost impossible to get to see a doctor, despite their valiant efforts, without waiting a week or even more for an appointment. The situation at St. Richard's is even more dire, with doctors and nurses struggling to accommodate even the present population.

My fourth objection is how a development of this size would totally alter the pleasant rural character of Yapton Village, a village almost unrecognizable already from the one I moved into 27 years ago. At the moment we are just about surrounded by green fields and if these were to go, we would become another sprawl — as has happened to the surrounding villages of Angmering, Rustington, Felpham, to give just a few examples of many.

My fifth observation is that humans, particularly children and young people, need access to countryside for their mental well-being. No amount of "manicured green spaces, play parks, or "man made green buffers" as proposed in this development can compensate for the centuries-old beauty of open countryside. It is no wonder that people of, say Tower Hamlets, go "off the rails" when they never ever experience the joy of being in the open countryside. Please do not create problems for our young people by depriving them of this essential "commodity".

My sixth objection is that a development of this size is way and above the needs of LOCAL PEOPLE. There is no work in Yapton except for horticultural labour, and even this is diminishing because of housing development proposals being granted on various nurseries in the area — e.g. Pollards in Lake Lane. Yapton would merely become a dormitory town with its inhabitants traveling out of the area for work, exacerbating the traffic chaos mentioned above.

Finally, I have seen numerous attempts by the Langmead family to destroy our area over the 27 years I have lived in the village. I am pleased to say that most of them have been over-turned; however this does not seem to stop them trying. They have no interest in the village apart from a monetary one and, quite rightly, are viewed by most of the people of Yapton as Public Enemy No. 1.

For all the reasons above I URGE YOU MOST STRONGLY to turn down this proposal and, more importantly, RESIST ALL ATTEMPTS BY A GOVERNMENT INSPECTOR PASSING IT UPON A SUBSEQUENT APPEAL BY THE DEVELOPER.

Yours faithfully,

(P. L. WALES)