

Mr C Cronin
The Arun Civic Centre
Maltravers Road
Littlehampton BN17 5LF



14th January 2014

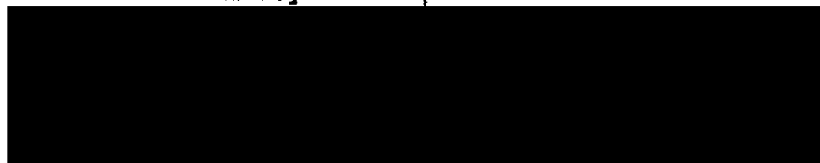
Planning Application Y/99/13
Land to the North & East of St Mary's Church Yapton

Dear Mr Cronin,

I wish to object to the above planning application for the following reasons:

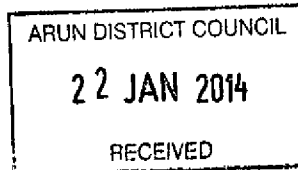
1. This is a green-field site consisting of prime agricultural land, crossed by several footpaths, and lies outside the clearly defined Yapton settlement boundary.
2. Yapton is a small rural village which has already identified several sites for approximately 100 new homes in line with Arun's planning targets. There is absolutely no need for a further 250 homes.
3. The site is adjacent to the St Mary's Conservation area and fails to enrich or enhance this designation - in fact the proposal is detrimental to the setting of the Conservation Area.
4. The site is not sustainable. The 2012 Sustainability Assessment paper concludes this area as poor in infrastructure, local facilities, employment and highly sensitive on ecological grounds due to its open landscape.
5. Yapton does not have the infrastructure to accommodate 250 new houses which will change its character and place more stress on the village's limited facilities including medical practice, school, and already over-congested road network.
6. The proposed vehicular access to the site from Ford Lane is highly dangerous being on or close to blind bends on a road that already takes a large amount of private and commercial traffic. The proposed site will certainly generate a large increase in car trips for commuting, taking children to school, and shopping.

Yours faithfully



P. V. Forsyth
Mount Pleasant House
Level 4 have Lane
Gentingto. W. SX
PO20 3SB.

Mr C Cronin
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Maltravers Road
Littlehampton BN17 5LF



Flat 5, LEAS COURT
CHURCH LANE
South Bersted
Bognor Regis
PO22 9PX

14th January 2014

Planning Application Y/99/13
Land to the North & East of St Mary's Church Yapton

Dear Mr Cronin,

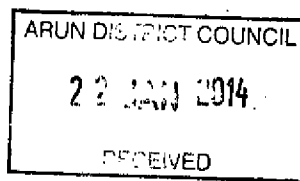
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1. This is a green-field site consisting of prime agricultural land, crossed by several footpaths, and lies outside the clearly defined Yapton settlement boundary.
2. Yapton is a small rural village which has already identified several sites for approximately 100 new homes in line with Arun's planning targets. There is absolutely no need for a further 250 homes.
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Yours faithfully

A large black rectangular box redacting the signature of Perla Williams.

PERLA WILLIAMS



Bay Tree House
North End Road
Yapton
Arundel
West Sussex
BN18 0HZ

19th January, 2014.

Dear Mr Cronin,

Ref: planning application reference Y/99/13 - 250 Houses North of St Mary's Church, Yapton

I write from what I hope is a pragmatic perspective recognising that the roll of the Council in balancing all salient needs is not an easy one.

We have lived at the above address since April, 2001, having been attracted to the village of Yapton as we relocated from a similar village in Lancashire.

My major concern in relation to the above planning application surrounds the current infrastructure of the village and its severe limitations even at current capacity. Living as we do so close to the Primary school we witness on a daily basis the chaos that occurs, especially during "the school run".

Indeed existing traffic levels and speeds on North End Road cause us great concern, especially when we consider the elderly residents of The Croft and the rising generation as they travel to school. Surely these most vulnerable members of our society have a right to safe and unhindered access to their homes and school.

It is inevitable, if you approved the above application that traffic volumes would increase dramatically.

North End Road does not have the capacity to safely support such an increase.

Likewise with the existing health care capacity. Whilst I applaud the excellent work completed by all at the Avisford Medical Practice, it is abundantly clear for anyone to see should they actually visit their premises that they could not accommodate the increased number of patients that approval of the above application would bring to the village.

Given the proximity to the conservation area and the excellent agricultural land that is involved, approval of the application would appear impossible in light of the infrastructure concerns as above.

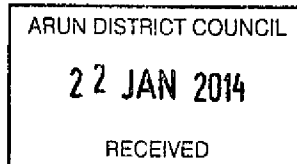
I would like to understand what professional surveys have been completed on behalf of Arun Council into current traffic volumes and speeds.

I am not familiar with the capacity of Yapton Primary School and wonder how it would possibly cope with the influx of small children that the above application would naturally incur if approved. Would it not be an appropriate action of a responsible council to ensure that infrastructure concerns are satisfied **before** capacity requirements are increased? Surely any new inhabitants would have a need of the basic rights of safety, education and health care. Since these would not be available to them under current conditions the council would appear to be failing them even before they arrive should you approve this application. Given your position and authority I trust that you would not wish to be responsible for such an oversight. As such it is my expectation that you will decline the above planning application.

Yours sincerely,


Tim Grice

Mr Cronin
Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LR



Mr & Mrs J. Ryan
12 Eastbank
Northend Road
Yapton.
Arundel
West Sussex BN18 0DS

20th January 2014

Dear Mr Cronin,

Ref: Planning Application Y/99/13

We live in Northend Road, Yapton and write on behalf of not just ourselves but many of our neighbours (residences of Northend Road, Ford Lane and Maypole Lane) to say that we strongly oppose to the proposed building of 250 houses on the greenfield grade 1 arable land. This site lays outside our village boundary and it will destroy highly productive farmland not to mention a well used footpath. It will also destroy the character of Church Lane and St. Mary's Church conservation area.

As well as the above a new build will bring along with its new residents many cars and lets be honest all our local roads are overrun with traffic already. When we park outside our home we often have to sit in the car for 10+ minutes before a lull in the traffic allows us to open the car door in safety and then make a mad dash for the pavement !!! All the roads this new traffic will use are not made for such a heavy traffic load - all flood! all full of pot holes that are fixed but appear back within days! These roads have too much movement already - not just cars, but lorries etc.

Yapton has limited facilities and struggles to meet the demands of its current residents - school full, no walk available, limited health facilities !!

We hope that you consider all of the above and that both the Highway and environment agencies ~~will~~ also consider these objections with the upmost seriousness.

This build must NOT happen!

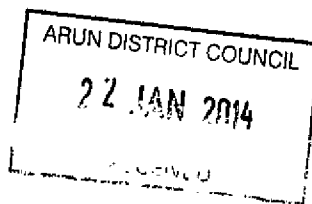
Yours sincerely,

Mr J. W. Ryan

Mrs C. A. Ryan

Hamilton Cottage
5 Bond Street
Arundel
BN18 9BL

Mr C Cronin
The Arun Civic Centre
Maltravers Road
Littlehampton BN17 5LF



10th January 2014

Planning Application Y/99/13
Land to the North & East of St Mary's Church Yapton

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2. Yapton is a small rural village which has already identified several sites for approximately 100 new homes in line with Arun's planning targets. There is absolutely no need for a further 250 homes.
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Yours faithfully



Gillian Carol Miller [Mrs]