

Dear Sirs

PLANNING APPLICATION Y/99/13

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

Please see attached letter
previously emailed to: Cllr Stephen
Haymes, Cllr Dawn Hall, Philippe
Bowler and Richard Bowler.

Yours faithfully

Address

26 St Marys Meadow, Yapton.

ARUN DISTRICT COUNCIL

31 JAN 2014

RECEIVED

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

Dear Sir/Madam,

I write to you concerning the proposal for 250 houses north of Church Lane, Yapton, planning ref: Y/99/13.

Having attended the initial exhibition showing the outline plans for the above development, it was obvious that a lot of thought had gone into making the development an attractive place to live. However, when planning for new houses is considered, it should not be done in isolation. The village's need for further housing, together with the infrastructure to support it, should be the highest priority and I don't think these are being considered.

I have lived in Yapton and Ford for more than 25 years and seen significant development over this period. There is current approval for further development and no need, I consider, for any more.

The proposed development would add to the already severe congestion experienced on all local roads as there is very little in the way of employment in the immediate area; current queues at the level crossings both at Yapton and Ford will be exacerbated (queues at Ford are already intolerable), and congestion outside Yapton Primary School (and adjoining roads) can be horrendous as well as extremely dangerous at school times. Ford Lane is a narrow and windy road which already suffers constant erosion problems both from the very large vehicles that use it and from increased traffic as a result of more and more development within and outside the area. In recent years high levels of development between Chichester and Worthing have lead to massive traffic conjection at peak times, or when extenuating circumstances mean one of the two major routes, the A259 or the A27 is out of use. (Due to our geography, sandwiched between the sea and the South Downs, traffic traveling east can only cross the River Arun in one of two places.)

In Yapton local amenities are limited; Yapton Primary School will be challenged enough to absorb pupils moving into recent and ongoing development let alone cater for those from a further 250 houses. The school site offers no scope for expansion and therefore faces unacceptably large class sizes. Both GP surgeries are positioned with no room for expansion and have inadequate car parking facilities for a significant increase in local population.

It is despicable that as the population in this country increases we are contemplating building on Grade 1 agricultural land, when we should be focusing on becoming more self-sufficient regarding food production. If the landowner has too much land for him to farm, perhaps he ought stop buying up local land or give others the opportunity to become tenant farmers.

Weather patterns are changing and the recent trend is of much heavier rainfall. Yapton's high water table means that throughout the village the ground struggles to cope with flash flooding and the inadequate drainage system. Furthermore, in recent years we have seen, during some instances of heavy rain, every road into the village affected by severe flooding making them practically impassable. As the UK has experienced major flooding in recent years, one often hears the question directed at the Environment Agency: 'why are we still building on flood plains?'!!

There is no doubt that the government is desperate for more building to take place in the UK, but new building should only be proposed in areas that can sustain it. Yapton cannot sustain a new development of this scale and I believe that to approve this application will be wholly inappropriate.

Yours faithfully,

Mrs Julia Duffell, 26 St. Mary's Meadow, Yapton