



From: Julie Bailey [REDACTED]
Sent: 31 January 2014 11:40
To: Planning
Subject: Objection to Planning application Y/99/13

Dear Sirs

I strongly oppose planning application Y/99/13 on the following grounds:

The Yapton Village proposed Housing Plan is not being adhered to as the plan is not part of that plan & thus contravening the national & local government's guidance on a village being responsible for its own housing plans.

This application contravenes the preservation of Yapton's Conservation area and will cause destruction of mature trees & hedgerows. It will also destroy the historical area of Yapton as a high percentage of the village's Listed Buildings are within the Conservation Area. The Conservation Area is not being protected when new build that is out of keeping is permitted within the same area as Listed & older buildings.

The road access to this plan is unacceptable due to the high volumes of traffic already using Yapton as an A27/A259 intersection. (The ridiculous amount of building along the coast has caused an excessive amount of traffic passing through the village, together with heavy lorries accessing businesses in Ford and Littlehampton).

North End Road already has a dangerous traffic blocking problem 3 times a day with rush hour traffic, school parking, surgery parking & chemist parking, with a further 500+ cars (from 250 additional houses), North End Rd will be impassable.

Ford Lane has its own dangers with bends and high volumes of HGV's using this as access to local industrial estates.

Both of these roads are B roads and are already carrying excessive volumes and sizes of vehicles that exceed the safety limits for pedestrians, cyclists and genuine village traffic.

Yapton is notorious for flooding (I have numerous pictures of proof), this land acts as a natural drainage area, build on this and you will promote increase flooding in further places in Yapton.

The noise, damage, danger & disturbance that the creation of this development will cause to the village roads and its residence will be detrimental to road and pavement safety due to the excessive lorries accessing the site.

The land proposed for this development is productive farmland and thus should produce badly needed British food crops.

This farmland also provides animals, birds, insects, plants and trees with natural habitat.....no amount of 'park land' will provide this for the creatures and plants that are in danger of becoming extinct due to excessive building on areas of countryside.

Barn owls regularly quarter this land....they are a protected bird!

The creature or plant should not have to be protected to be respected....Arun CC should start standing up to the building requirements of our insane Government and protect our land....now I'm ranting!

The current plans of 'buffers' and 'park land' are indicating that the local council will eventually be responsible for the care and upkeep of this land, this will ultimately become an expensive responsibility to the villagers through additional council taxes.

The plans also allow for further building on the 'park land' in future years, thus creating even further unnecessary development in a 'village' that has no infrastructure, facilities, services or road system to accommodate housing and residence on this scale.

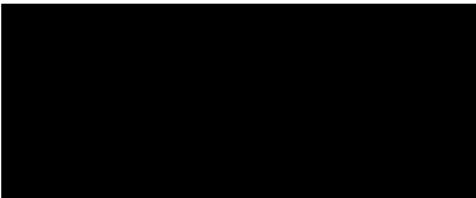
Employment in the area will not support additional residents to this extent, neither will the schools, doctors & hospitals. Yapton has a village infrastructure, services and support. You are creating a social volcano by dictating that large amounts of people live in an area that will not support their social needs.

Yapton is a village, I have no desire to live in a town and if Arun District Council continue to destroy the countryside, build unnecessary housing and permit the building of unsightly housing that is not in keeping with the Conservation and Listed restraints, I will no longer be living here.

Regards

Julie Bailey

Julie Bailey



Attitude Training

Developing People in Travel