

Denzil,
Main Road,
Yapton,
BN18 0DX

Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton

21st Feb 2017

Dear Sir/Madam,

RE: Objection to Planning ref Y/1/17/OUT

We would like to raise an objection to the proposed planning for 56 houses adjacent to Main Road, currently referenced as Y/1/17/OUT "Bonham's Field". Our objection is based upon a number of factors set out below, largely regarding its encroachment into open, rural countryside and being outside of the built up area boundary of the village:-

1. The field is currently part of an important rural approach to the village, predominantly unchanged since the 1890s. As such it contributes to Yapton as being a village, and a rural one at that.
2. The proposed development envelops listed buildings and is opposite further listed buildings and a conservation area. In addition to this there are a number of other dwellings listed as Buildings of Structure or Local Character along this stretch of Main Road. Such a choice of site for 56 new buildings (whatever their design) will detrimentally impact on the character of both the buildings and the area, thus permanently flawing the setting of this end of Yapton village. The developer's planning advisor's declaration that this was a 'short-term fix' whilst larger developments were brought on that would produce the required housing stock (Yapton planning meeting February 2017) should be regarded for what it is, the destruction of a site which is listed, historic and important to the fabric of the village which will do almost nothing to fulfil the housing need but will permanently destroy an important site.
3. The field is currently used arable land: firstly for hay and then by livestock for grazing. Thus it is a greenfield site and the planning proposes change of usage. The loss of utilised grade 1 agricultural land would furthermore diminish the current rural aspect of the location. The annual use of the land for hay crop and subsequent grazing by sheep, means it is not chemically farmed and thus contributes to a sustainable agriculture which is important for our wildlife. The presence of owls and woodpeckers is indicative of this approach to farming. The loss of this land to houses would permanently damage this established eco-system. Once again the loss of such agricultural land will do irreparable damage to the rural aspect of the parish.
4. There is a considerable issue currently with flooding along Main Road. With heavy rainfall the road where the proposed development exits onto the current B2233 already floods, with surface water slow to drain. The field itself too has poor drainage and regularly has areas of surface flooding and ponding. The addition to such problematic an issue by the increase in non-permeable surfaces caused by 56 properties, access roads and paving can only result in a very considerable heightening of the risk of flooding. The developers seem to be somewhat aware of this issue and have done some investigations which corroborate this anecdotal evidence. Yet we must be mindful of the monthly rainfall this autumn/winter and note that it has been lower than average (according to Southern Water). Any average or higher than average rainfall with nowhere to drain is only likely to create the flooding of local properties along Main Road.
5. The extra flow of sewerage to Lidsey Water Treatment Works has been highlighted as unsustainable by Southern Water. Lidsey is reportedly unable to cope with an additional 56 households' waste water (ref SWS-SUSXW-CC-003045 appendix H to Flood Risk

Assessment) and it has been suggested/stated that it may be several years before adequate infrastructures can be established.

6. The development will create an increase in traffic on Main Road, across the level crossing at North End Road and at the C of E Primary School, a known local congestion area. Alongside this there is poor public transport, and it has been reported in the Yapton Neighbourhood Plan 2014-2029 that a larger proportion of local people use their cars than in both Arun and West Sussex, additionally the working population is highly dependent on their vehicle as the primary mode of transport. Thus the addition of 56 houses is likely to mean a much greater density of traffic through the village.
7. In relation, the level of parking needed to ensure off-road parking means that for 2 and 3 bedroom dwellings, 2 parking spaces should be provided and for 4 bedroom houses, this figure rises to 3 (figures set out in the Neighbourhood Plan) and as such, the current allocation of parking does not meet these guidelines. When this is considered alongside the high dependency upon cars in the parish, it seems the developer's allocations are insufficient.
8. Current populations of numerous and varied wildlife, such as frequently seen and heard bats and owls amongst other species, would be adversely affected by such a loss of greenbelt land.
9. On a personal point the development would detrimentally affect the view from our property. It would restrict our current sight lines which immediately run NE and E to Stakers Farm and SE to Elm Barn.
10. The access road for the development will run alongside our property creating significant passing traffic both day and night. Main Road itself is already a busy and often fast moving stretch of road with low winter sun creating a hazard. The movement of the associated traffic from 56 houses in and out of this new road will only serve to make this stretch of Main Road more dangerous.
11. There are 12 houses currently, along Main Road in the BN18 0DX post code, so a development of 56 houses would be a four fold plus increase in density. Such a development at this end of Yapton would be out of keeping with the current character.

In summary, this site is an important break between the two villages of Yapton and Barnham. The development proposes to infill one of the last remaining gaps separating two of the six villages. If developed, this site would create one unbroken line of ribbon development between Yapton and Barnham, effectively merging two rural areas into a town without the adequate and necessary support services that such a conurbation will demand. Pressure on existing health services being but one concern.

Yours faithfully,

Mr Andrew & Mrs Louise Churchill