

From: Nicola Oktay on behalf of Planning.Responses
Sent: 06 June 2025 11:53
To: Planning Scanning
Subject: FW: Objection to Planning Application Y/32/25/PL

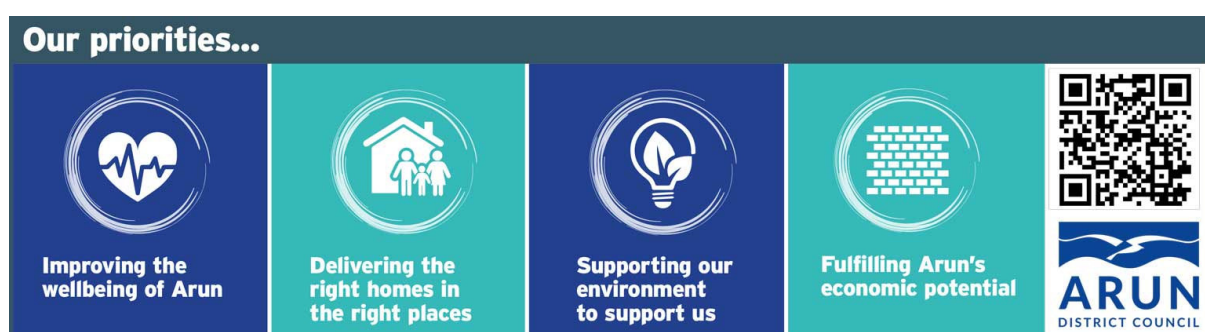
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From: Nicola Knight <[REDACTED]>
Sent: 05 June 2025 12:14
To: Planning <Planning@arun.gov.uk>
Subject: Objection to Planning Application Y/32/25/PL

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Objection to Planning Application Y/32/25/PL

From: Nicola Knight
Address: The Well House, Bilsham Road, Yapton, Arundel, West Sussex, BN18 0JN
Date: 4 June 2025
To: Planning Department, Arun District Council

Subject: Objection to Y/32/25/PL – Concerns Over Policy Conflict, Environmental Harm, and Infrastructure Capacity

Dear Sir / Madam,

I am writing to object to the above application. My objection is based on several material planning considerations, including:

1. **Conflict with adopted planning policies**
2. **Loss of high-quality agricultural land and countryside**
3. **Environmental degradation and harm to biodiversity**
4. **Inadequate infrastructure to support further housing growth**
5. **Impact on village identity and character**
6. **Concerns over rising crime and loss of community cohesion**
7. **Failure to integrate affordable housing appropriately**
8. **Lack of clarity regarding housing association management**
9. **Absence of appropriate green gateway treatment**

1. Conflict with Planning Policy

The proposed development lies **outside the defined Built-Up Area Boundary (BUAB)** for Yapton, as established in both the **Arun Local Plan (2018)** and the **Yapton Neighbourhood Plan (YNP2)**. Development in such locations is generally **not supported unless exceptional circumstances apply**.

Relevant policies include:

- **Arun Local Plan Policy SD SP2:** This policy restricts development outside the BUAB unless allocated or required by national policy.
- **Yapton Neighbourhood Plan Policy H1:** Directs new housing to sites within the BUAB to maintain village cohesion and protect countryside settings.

The current proposal does not meet the exceptions criteria and therefore conflicts with the core spatial strategy.

2. Loss of High-Quality Agricultural Land and Countryside

This development threatens yet another piece of our local countryside, which forms a vital part of Yapton's identity and heritage. The land is classified as **Grade 1 or Grade 2 agricultural land** — some of the most productive in the UK. Once lost to housing, this land is gone forever.

Relevant policies include:

- **Arun Local Plan Policy C SP1:** Seeks to safeguard high-quality agricultural land.
- **NPPF Paragraph 174b:** States that development on the best and most versatile land should be avoided unless absolutely necessary.

3. Environmental Harm and Impact on Local Ecology

Our countryside is not just a backdrop; it supports vital ecosystems and biodiversity. This development will replace green fields with roads, concrete, and housing, disrupting local habitats. We must consider the long-term environmental cost of removing green space from our children's future.

Relevant policies:

- **Arun Local Plan Policy ENV DM1:** Protects natural habitats and seeks to conserve biodiversity.
- **NPPF Paragraph 180:** Requires development to minimise harm to the environment and provide net gains for biodiversity.

Allowing yet more countryside to be lost undermines our responsibility to future generations and contradicts local and national commitments to nature recovery.

4. Cumulative Pressure on Infrastructure and Services

Yapton has experienced **substantial housing growth** in recent years, with over **1,100 homes approved since 2011**. Yet there is no corresponding expansion in local infrastructure. The cumulative impact of such rapid growth is now evident:

- Local roads, particularly Bilsham Road and North End Road, are congested.
- Primary school places are under pressure.
- GP practices and other services are increasingly stretched.

This concern relates to:

- **Arun Local Plan Policy INF SP1:** Requires that development be supported by necessary infrastructure.
- **Yapton Neighbourhood Plan Objectives:** Emphasise infrastructure must keep pace with growth to preserve quality of life.

5. Erosion of Village Character and Identity

The scale of cumulative growth has altered the character of Yapton from a compact village to a **collection of unconnected housing estates**, risking a loss of identity and cohesion. Each additional development further chips away at the qualities that make Yapton a unique and desirable place to live.

This application, in particular, would introduce more housing in a sensitive entrance location without clear integration into the existing community.

Relevant policies:

- **Arun Local Plan Policy D SP1:** Requires development to respect local character.
- **Policy LAN DM1:** Seeks to protect landscape and rural settings.
- **Yapton Neighbourhood Plan Design Policies:** Emphasise integration, character, and design harmony.

6. Rising Crime and Social Disconnection

Yapton has seen an increase in antisocial behaviour and crime, particularly among young people, as new developments have appeared with little community infrastructure or cohesion. According to publicly available data, crime in Yapton nearly doubled between 2023 and 2024. This is deeply worrying.

When new housing is delivered in clusters or with minimal shared spaces, social divides can form. The lack of youth amenities or common green areas fosters isolation and in some cases may contribute to negative behaviours. Safer and more connected design is essential.

Relevant guidance:

- **Safer Arun Partnership Strategy:** Emphasises early intervention and community cohesion to reduce youth crime.
- **Arun Local Plan Policy HWB SP1:** Requires development to contribute positively to community wellbeing.

7. Failure to Integrate Affordable Housing Appropriately

The proposed development appears to cluster affordable rented housing along the perimeter, particularly opposite existing housing. This approach is inconsistent with best practice, which recommends a "tenure blind" and well-distributed model.

Relevant guidance:

- **NPPF Section 8:** Encourages creation of mixed and balanced communities.
- **Arun Local Plan Policy H SP2:** Promotes the inclusion of affordable housing as part of a cohesive layout.

Poorly integrated affordable housing risks stigmatisation, undermines social inclusion, and reduces long-term cohesion between residents.

8. Lack of Clarity Regarding Housing Association Management

The application fails to specify which registered providers (housing associations) will manage the affordable rented units. While it is not mandatory to name a provider at application stage, it is essential that the Council ensures these homes are managed by suitable registered providers through enforceable legal agreements (e.g., Section 106).

This is necessary to:

- Secure long-term affordability
- Ensure appropriate housing management standards
- Comply with Arun's Housing Strategy and national good practice

9. Absence of Appropriate Green Gateway Treatment

This site defines the southern entrance to Yapton. Similar developments at **Saturn Drive (NE Yapton)** and other village entrances have included a **landscaped green buffer or greensward**, reflecting a thoughtful transition from countryside to village.

The absence of such a buffer in this proposal is a significant omission. A substantial green gateway is:

- Common practice in Arun and neighbouring parishes
- Supported by **Arun Local Plan Policies D DM1, LAN DM1, and D SP1**
- In line with the **Yapton Neighbourhood Plan** objectives on rural character and landscape context

Without it, the development will present an abrupt, urbanised edge to the village and destroy valuable open views, including sightlines to the South Downs.

Conclusion

This proposal conflicts with strategic and local planning policies, entails the loss of valuable farmland, harms the local environment, and adds pressure to already stretched local infrastructure. Furthermore, it continues a pattern of poorly integrated growth that threatens the rural character and social cohesion of Yapton.

We owe it to future generations to protect what remains of our countryside.

I respectfully request that this application be **refused** on the above grounds.

Yours faithfully,

Nicola Knight