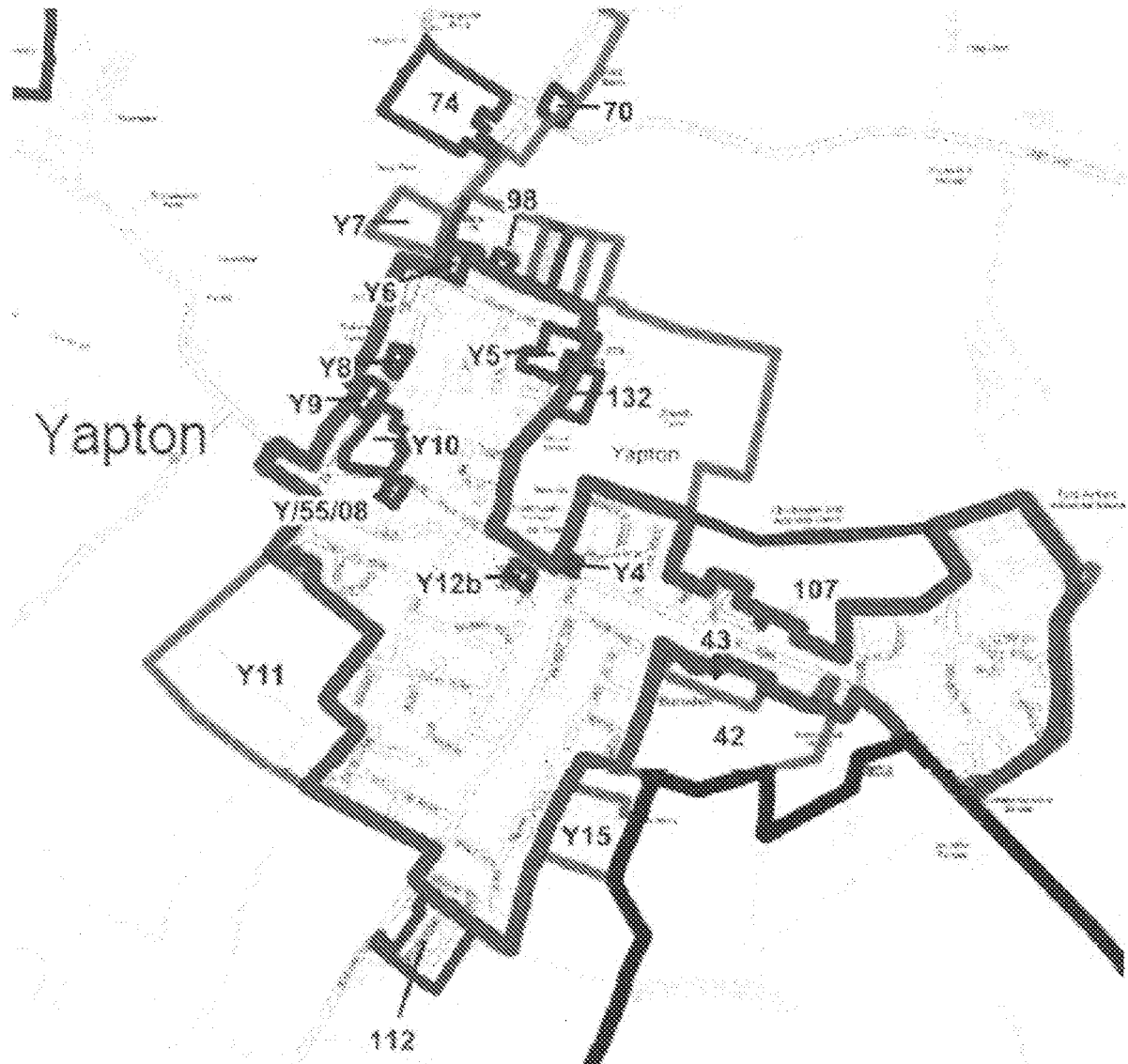
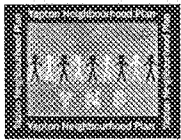






Yapton Neighbourhood Plan Objectives

June 2013

Housing

- Provide for a minimum of 100 new dwellings between 2013 and 2028 in accordance with Arun District Council's Draft Local Plan and reflect an appropriate upper limit to the number of dwellings, based on infrastructure capacity.
- Allocate the most appropriate sites to accommodate the levels of growth proposed.
- Encourage small-scale residential developments that are sympathetic to their surroundings.
- Ensure that new developments include a mix of housing to meet the needs principally of local people, taking into account the current and predicted social demographic of the Parish.
- Ensure that the existing development boundary is maintained and provides appropriate safeguards to Yapton's village identity.
- Ensure that new housing developments utilise brownfield before greenfield sites and only use greenfield sites in exceptional circumstances.

Environment

- Protect agricultural land used in the process of food production.
- Protect and maintain existing green spaces of value to the community and natural habitats.
- Protect the existing quality of landscape and encourage local biodiversity.
- Maintain the village Conservation Areas and listed buildings.
- Minimise the risk of fluvial, sea and waste water flooding.

Business & Employment

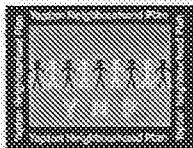
- Protect existing commercial premises from change of use where the existing businesses are of demonstrable benefit to the community.
- Minimise the growth of commercial uses which increase commercial traffic movements through the village.
- Encourage the delivery of high speed Broadband to the Parish.

Infrastructure

- Minimise the impact of commercial traffic movements through the village.
- Encourage the use of public transport and retain and strengthen existing bus services.
- Reduce congestion outside Yapton Primary School (North End Road).
- Promote, maintain and extend existing cycle paths, footpaths and pavements.
- Improve road safety in Yapton.

Facilities - Health, Education & Emergency Services

- Maintain existing medical and pharmacy facilities within the village.
- Maintain existing community facilities for all ages to promote a thriving village.



YAPTON NEIGHBOURHOOD PLAN

c/o 6 The Poplars, Yapton, BN18 0EQ

For more information about Yapton's Neighbourhood Plan visit our website at www.ynp.org.uk

Mr. P. Bucknall
Stakers Farm
North End Road
Yapton, Arundel
BN18 0DU

24th August 2013

Dear Mr. Bucknall,

Re: Site Y8

Further to our previous correspondence regarding sites Y8 as identified in Arun District Council's Strategic Housing Land Availability Assessment (SHLAA) we can confirm that your site was presented to the local community at the YNP Drop-in-Day on 1st June 2013. We are continuing to work on the emerging Neighbourhood Plan and, as a result of other information coming to light, the Neighbourhood Plan Group now considers that allocating sites for residential use in the Neighbourhood Plan would provide most appropriately for the needs of the community.

As you may be aware, the Yapton Neighbourhood Plan is intended to cover a 15 year period (2013-2028) and we are writing to all Landowners wishing for their sites to be considered for allocation within this timeframe to provide a short written response demonstrating how the site could help to achieve the recently published Objectives of the emerging Neighbourhood Plan, a copy of which is enclosed.

It is understood that any response represents a draft position and at this stage does not automatically bind a landowner to make any such provisions. However, the Neighbourhood Plan can only propose to allocate sites if they are demonstrably deliverable and this is a matter which you may wish to address in your submission.

Please note that your response to this letter does not guarantee that planning permission for your proposal will be granted and all planning applications must be submitted to ADC in the usual way.

We would appreciate a response by 13th September 2013.

We have engaged Navigus Planning Ltd. to co-ordinate all responses and would appreciate it if you would reply, either in hard copy or by email, directly to:-

Mr. C. Bowden
Navigus Planning
Truro
Lushington Road
Maningtree, Essex
CO11 1EF

[REDACTED]

If you have any questions, please contact Mr Bowden directly.

Yours sincerely,

[REDACTED]

Andy Faulkner
Co-Chairman
Yapton Neighbourhood Plan Group