

6 The Poplars, Church Road, YAPTON, West Sussex, BN18 0EQ
26 August 2017

Michael Eastham
Planning Officer
Arun District Council
Arun Civic Centre
Maltravers Road
LITTLEHAMPTON
West Sussex
BN 17 5LF

Dear Mr Eastham,

PLANNING APPLICATION Y/49/17/OUT – Land at Street buildings North End Road, Yapton

I wish to register the following objection to the above application :-

The Yapton Neighbourhood Plan was produced adopted by the local community and “Made” by Arun in November 2014 giving the Parish a future direction for development until 2029. The plan has been in force for three years and is more up to date than the 2003 Local Plan and the emerging Local Plan which has been promised since 2012. By the time this plan is produced Arun District will have an excess of such speculative housing applications agreed.

Since the plan came into force, I like many others have spent many hours objecting to a dearth of speculative planning applications which were never included or considered in the Neighbourhood Plan by the local community. Perhaps Arun can clarify if they intend to ignore this legal document which they originally suggested the Parish produce to prevent what we see happening now around the district.

I) This site, reference number 74 was rejected in appendix 6 of the 2009 SHLAA because it was poorly related to facilities and was therefore not in a sustainable location for housing development. An adjacent Neighbourhood Plan site SA4 Maypole field on the north side of Maypole Lane was rejected in June 2014 by the Neighbourhood Plan examiner and subsequently removed. I quote the comments from his examination report below :-

“It will also reinforce existing ribbon development in this part of the parish with little prospect of achieving sustainable, well planned development in accordance with the NPPF and the strategic elements of the saved Arun Local Plan. On the basis of this range of evidence I recommend that the proposed site allocation and supporting text be deleted from the Plan.”

2) The site lies outside the Built up area boundary which is in conflict with Neighbourhood Plan policy BBI.

3) Maypole Lane the single track access road is totally unsuitable for the additional traffic this application will generate. It will also increase the risk of accidents at the junction with North End Road and Ford Lane.

4) Yapton rail level crossing will be converted to full gate operation next year. The proposed development is not an issue for Network Rail. The crossing conversion will greatly improve the safe operation of rail traffic at the crossing, however it will significantly decrease the time available for use by road traffic. During the morning and evening peak train service the crossing will only be available for twenty minutes of road vehicle use. As this is the main access route to the A27 it will be unsuited to the additional traffic this development will generate. This significant change to local infrastructure needs to be taken into consideration for all development proposals.

5) The village has provided one of the highest numbers of affordable housing in the district in the past eight years and there are one hundred and seventy three homes nearly complete, planning application Y/81/10 refers, thirty four recently completed, Y/30/13 refers and a further fourteen recently completed, Y/48/11 refers. A further fifty six homes were recently approved in application Y/1/17/OUT. There are also applications for one hundred and seventy four homes awaiting determination by ADC. A further one hundred and eight are awaiting a decision from the Secretary of State following a planning inquiry in April 2017, Y/19/16/OUT refers. Yapton has been overwhelmed with planning applications despite having a credible Neighbourhood Plan, why is Localism been ignored. The five hundred and fifty nine houses indicated above will turn the village into a town, is this good planning ?

6) ADC's most recent Housing register list issued on 11 August 2017 records the need by one band A and two band C applicants for housing in Yapton. The current total for Arun District is seven hundred and two requiring homes. In 2012 the number of people in Arun District requiring homes was four thousand nine hundred and eighteen and in Yapton ninety one. This would seem to be a dramatic reduction from December 2011 so these figures should be given some credence, why do we need so many houses in this area and particularly in the Parish of Yapton.

I therefore request you dismiss this application which is not part of any plan and seeks to bypass the 2011 Localism Act and the Neighbourhood Plan. It does not have the support of the local community in Yapton who have already chosen sites for housing in the Made Neighbourhood Plan. If ADC require additional sites to be selected, the local community must be allowed to make that decision, if the Neighbourhood Plan is to retain its integrity as intended by the Government. The Parish Council have been proactive in this process and are currently reviewing additional sites having asked the local community to indicate their preferences to a selection of sites issued in their publication Yapton News. This is perhaps how future applications should be considered if the local community are to continue being involved in the planning process.

Yours faithfully,

ASE Faulkner

Former Chairman

Yapton Neighbourhood Plan