

Craig Radoki-Smith

Annette Smith

39 Tack Lee Road

Yapton

BN18 0HB

21 January 2018

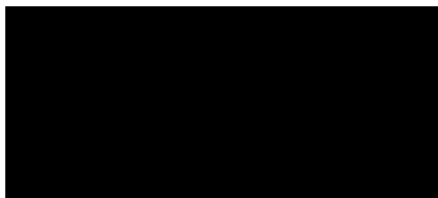
Planning Application: Y/91/17/OUT (Land at Bilsham Rd, Yapton – up to 250 dwellings)

This letter is in objection to the above planning application on the following grounds:

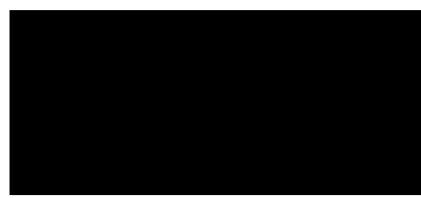
- Yapton had developed its own, in date, Neighbourhood Plan – which included small housing developments around the village area – totalling the required number of properties stated by Arun Council. Arun District Council were very slow in developing its own Strategic Plan, which has totally overridden the local Yapton plan.
- Arun District Council – and other councils – have not questioned the detailed reasoning for the substantial increase in housing requirements by Central Government.
- According to Arun District Councils own information, there are only a total of around 1,600 family units (across the whole of Arun District) in urgent need of housing. These requirements range between one and four bedroom properties, with the vast majority being in the one and two bedroom range.
- The above Planning Application - only being a guideline of what may be built – does not address the need for local and district Council housing requirements. The outline plan of dwellings is of properties that will be outside the ability of local people, on local median incomes, to afford.
- The impact assessment, by the planning applicant, of additional traffic and loading on current infrastructure and facilities is very basic and poor. It does not address the extra strain and stress on known, current issues within the village.
- Yapton, as a village, has already done its fair share in absorbing new housing developments in the past 5 – 8 years. The population of the village has grown by 20 – 30% over the same period, with only cosmetic upgrades to infrastructure.
- In view of the unfortunate event of Brexit in the near future, housing requirements will change. This has not yet been assessed by Central Government. New, strategic housing requirements need to be re-considered, and any Strategic Housing development area planning applications need to be put on hold.

- There are, already, significant number of empty properties within Yapton as a village, and Arun District as a whole, that are having difficulty in being Sold or Let. This is mainly due to unaffordability by local people. Recently built, new developments in the area are struggling to find people able to afford these new properties as they are out of the price range of the majority of local people.

This objection is a request to Arun District Council to re-assess the requirement of this Strategic Plan area (SP7). Yapton is a village that has already accepted a lot of development in the area, increasing its population by 20 – 30%, and has done its best to absorb these additional housing requirements in its Neighbourhood Plan.



Craig Radoki-Smith



Annette Smith