

PAMS HOUSE,
3, WEST VIEW DRIVE,
YAPTON,
ARUNDEL,
WEST SUSSEX
BN18 0JR
16th December 2013.



Dear Sir/Madam - with reference to Planning application
Ref no Y/99/13

- The site does not comply with the Local Planning Policy, National Planning Policy and ignores the findings of both the options for growth 2009 and 2009-2012 SHLAA
- It fails to consider the evidence of 2009 SHLAA with reference to Site 98 Orchard Business Park and fields east of the employment area.
- The greenfield part of the site is not contained given its close proximity to the Conservation Area to the east and proximity to well used rights of way.
- The site is of A1 grade arable land. We should be using this grade of land for the production of food and not for building over so that the land is lost for ever. With the country importing more and more food we cannot keep losing prime agricultural land.
- The site is next to St Marys Conservation Area and fails to reflect the character of this area. The site is detrimental to its setting and relationship with the flood plain. We have witnessed increased flooding in this and other areas where extensive building has been allowed to happen on flood plains.

- The site has no existing vehicle access onto Ford Lane/ North End Road. Both are small busy rural roads with a school and level crossing close at hand.
- The plan for this site is far too large for Yapton and would put pressure on all services such as schools, roads, medical resources, sewage etc.
- The 2012 SHLAA already identifies sufficient land allocations for Yapton both within and outside settlement areas which are either brownfield land or of lesser environmental value.
- Allocations within Yapton identify a total of 587 units on sites outside the settlement boundary. This accommodates and goes well beyond Yapton's proposed housing quota of 100 units during the life of the emerging Local Plan and does not include St Mary's Park Site.
- This is just an opportunistic move by the Land Owner and Developer and should be rejected.
- When recently looking at the A.D.G website this application appears maybe not to have considered the future developments already planned and applied for in Yapton for up to 300 houses? which will put additional strain on roads and services especially the Ford Road/ North End road junction as this is already a busy road.
- With further developments in the offing at Barnham/ Eastergate/ Westergate the area will see huge increases of all types of traffic which will create noise, pollution and distress to the affected areas. Surely smaller sustainable developments would be more acceptable not this totally inappropriate plan for Yapton.

