



HOUSE OF COMMONS

LONDON SW1A 0AA

Mr C Cronin
Planning Officer
Arun District Council
Maltravers Road
LITTLEHAMPTON
West Sussex
BN17 7LF

ARUN DISTRICT COUNCIL

18 DEC 2013

RECEIVED

17 December 2013

Dear Mr Cronin

Application Y/99/13

I write to object to the granting of this application to build up to 250 dwellings on land to the North and East of St Mary's Church, Yapton for the following reasons:-

- The site is next to the St Mary's Conservation Area which is an important feature of the old village within Yapton parish. A large development would in no way enhance or enrich this feature.
- The site is not within the defined N.E. settlement boundary
- The site does not comply with saved local planning policy or for that matter national planning policy and ignores the findings of the 2009 and 2012 SHLAAs.
- The site is currently used as prime agricultural land producing both cereal and agricultural crops.
- The site is in an area that already experiences traffic problems due to the North End level crossing. The access points from this site will add to the difficulties.
- The site falls within SHLAA 2012 site 71 – Ford Eco Town. However, this would be development of the complete site. It was agreed by SHLAA and Arun that the site should not be developed a little at a time as this would not deliver the necessary infrastructure, employment or local facilities to ensure sustainability.

In my opinion and in the opinion of local residents, this proposal cannot be seen to enhance Yapton parish. It is overdevelopment of a village; it will have a detrimental effect on local services, especially school places and medical services; it is using prime agricultural land; it will cause further traffic and safety issues in North End Road. Yapton residents are not against all development, as can be seen from the sites they have identified in their Local Neighbourhood Plan, but they are against development of this size in this area which will radically change the nature of their community.

With best wishes.

