

CORALA
BILSHAM ROAD
YAPTON
WEST SUSSEX
BN18 0JB

19th DEC 2013

OBJECTION LETTER

PLANNING APPLICATION NUMBER: Y/99/13

LOCATION: Land to the North & East of St Mary's Church, Yapton

PROPOSAL: Outline application for 10.5 hectares of residential development (comprising up to 250 dwellings (30% to be affordable) together with ancillary open space and landscaping), 14.9 hectares of public open space development to be laid out as public parkland and landscaped green corridors, vehicular access from Ford Lane (The means of access) - This is a Departure from the Development Plan

Sir,

I am writing to you to raise my objections against the planning application as listed above.

My understanding is that Y/99/13 fails to comply with either the Local Planning Policy in that Arun District Council recognises the importance of the natural countryside and identified as "Built Up Area Boundaries" which strictly control development within the country side. This site falls outside of this particular area and serves to preserve the setting of existing settlements from unnecessary or inappropriate development (Policy GEN2)

The site also disregards the findings of the "2009 Options for Growth" (ADC). Yapton has a fairly limited range of facilities and is not an area of high housing demand. It also offers limited availability for employment provision. The potential of an increase of 250 houses would put a considerable impact on the requirement for additional facilities to be provided in both infrastructure and key services. It would also have an impact on the environment and habitat within the surrounding area.

Y/99/13 fails to enhance or positively contribute to the established pattern to the development of the area surrounding the Conversation area and the old village. The NDDF (March 2013) states that Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of higher quality. The land proposed for this development is Prime Grade 1 agricultural land which is highly productive and versatile. It has been in constant use for the production of all forms of arable crops.

It has already been identified through the SHMA that this level of development is not needed for Yapton. This unnecessary development requires significant development of Grade 1 Prime agricultural land and therefore should be rejected on these grounds alone.

The 2012 SHLAA identifies sufficient land allocations both within and outside settlement areas which would be of less environmental value and/or Brownfield land.

The detail within the proposal does not provide confidence that it will be able to integrate into the current surrounding area. Though an area of parkland has been designated between the development and the route to the Village green it would require extensive lighting and pathways to ensure a safe and controlled environment. This would require hard surfaces and lighting and therefore would be outside of the context of the key characteristics of the conservation area. Current habitat is open fields supported by natural light.

The two fields that make up this proposal are populated with all forms of fauna and flora around its current field boundaries. It is also populated with a significant number of varieties of wildlife. It is important that both these areas of habitat are considered when viewing this proposal. This development would cause an unacceptable level of harm to the existing habitat and therefore should be strongly resisted to prevent their loss forever. Once they are lost to the local area it will be impossible to reintroduce them.

The area surrounding the proposal is already affected by rainwater and areas of Ford Lane to the North are prone to flooding. Currently any rainwater falling onto the fields either naturally drains through the soil or is taken away by the rife running midway between the two fields. The run-off caused by this development would greatly increase surface water and would lead to further flooding of existing road systems. Yet again this development would put further pressure on existing infrastructure requiring major development and funding.

The proposed site does not have any existing vehicular access routes onto the current road systems therefore this would require major changes to current road designs/layouts. The traffic flow on the existing North End Road ("B" road) and Ford Lane (unclassified Road), both of which, are small rural roads, are nearing capacity and already encounter traffic flow problems. An increase of 250 houses would put further strain on these existing schemes and would require a major overhaul by the Highways Agency to reduce further congestion. Issues are already encountered at North End Level Crossing associated with traffic flow and safety; this proposal would only increase these issues.

This proposal identifies that a total of 250 houses are to make up the development. The need to provide education in the local area for the children associated within these houses would become an emerging requirement. The current Primary school in Yapton has a total of 266 pupils (2013/14 academic year) however WSCC have recently stated based on current developments within the Village that this capacity will be reached by 2017. The only way the additional numbers could be considered would be through a major expansion to the existing school infrastructure which would be very expensive to the local authority.

This proposal falls within the designated SHLAA 2012 Site 71 (Ford Eco Town) but it does not form a comprehensive development of the full site. Both the 2012 SHLAA and recent agreed interim planning policy confirmed that Site 71 “must be treated as one comprehensive scheme in order to ensure adequate infrastructure benefits to enable sustainability in terms of infrastructure, employment and community facilities for a new settlement”. The major infrastructure changes required for Y/99/13 would require major financial contribution both from the local authority and the local residents. Based on the knowledge that these houses are NOT required (local requirement is for a 100 houses over 15 years) and the fact that it is outside of the Built Up Boundary I compel you to consider my objections contained within this letter strongly.

Yours,

Dave Watkins

Dave Watkins
Resident of Yapton