

24 December 2013

Mr John Walker
6 St Mary's Meadow
Yapton
BN18 0EE

Mr Cronin
Planning Department
Arun District Council
Arun Civic Centre
Maltravers Street
Littlehampton
BN17 5LF

ARUN DISTRICT COUNCIL

- 2 JAN 2014

RECEIVED

Dear Mr Cronin,

Planning reference Y/99/13

Proposed housing development of 250 units adjoining St Mary's Church, Yapton

I am responding to your recent notice in connection with the above planning reference. Most of my objections are of a general nature, but I also refer to specific references in Mr Langmead's planning application where appropriate.

1. The democratic planning process laid down by the National Planning Policy Framework and all the good work done by Arun DC and by the Yapton Neighbourhood Planning Group (YNPG) have been summarily dismissed by Mr Langmead. The developer refers to the efforts of the YNPG as being at a "very early embryonic stage" (para 50 of his plan); this being untrue. The YNPG have produced a very detailed draft plan for local comment etc. Mr Langmead has ignored this highly important document and by doing so has exposed his own proposal as being fundamentally flawed. Furthermore, Mr Langmead has bypassed the YNPG as he has not conducted a proper consultation with the village. There is no current or anticipated need for 250 houses, as is confirmed by Arun District Council's proposal for 100 homes in 20 years for the draft Local Plan.

2. I understand that Arun District Council's Options for Growth concluded "The village itself has a fairly limited range of facilities and the immediate vicinity is not an area of high housing need and offers little availability of employment provision. Much of the surrounding landscape is relatively sensitive to change and there are areas of flood risk.....The area was not considered suitable for major development.....". It is interesting to note that Mr Langmead's proposals with respect to these issues do not mention Arun DC's statement or views. Of particular concern is the attitude towards

drainage where a bespoke solution at the detailed stage is proposed. In view of the particular public concern in this area, it is disappointing that no initial proposals are forthcoming. Also as para 12 of the Delivery Statement proposes that ancillary landscaping and open space development (which has been stated to include the drainage design solution) will not be configured until the 2023-2028 timeframe, does not inspire the necessary confidence to assume that drainage and flooding are being treated with any priority, which is disturbing.

3. The proposed development will greatly increase the flow of traffic, which is already highly congested in the area of the school. The level crossing already involves unacceptable delays. The proposed entrances and exits into Ford Lane would be highly problematic, given the narrow and twisting state of this unclassified lane.

4. The proposed housing estate would increase the population of Yapton at a stroke by close to 20%, on top of the increase resulting from the many houses currently approved. The impact on the already stretched infrastructure would be unacceptable. I cannot imagine that a development on this scale could provide sufficient funds to overcome this problem, and I have been told that , both in the 2012 SHLAA and recently agreed Arun District Planning Policy it was accepted that land forming part of the previous proposals for the Ford Eco Town could not be developed piecemeal, since it would not be sustainable in terms of infrastructure, employment and community facilities.

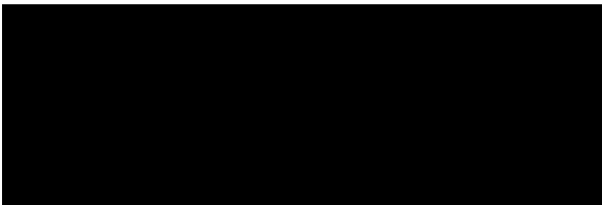
5. The proposed housing estate would adjoin the Grade 1 listed Mediaeval church of St Mary's, the four grade 2 listed houses in Church Lane and the Conservation Area, and, so far from conserving and enhancing heritage assets, it will severely impact them and spoil the beautiful views across the floodplain to the Southdowns National Park, Arundel and Arundel Cathedral.. It would never form an integral part of the village, lying as it would beyond the natural boundary of the village. The 2009 SHLAA considered greenfield land to the East of Orchard business Park (which adjoins the eastern end of the proposed development area) and concluded " ... Given its proximity to the Conservation area.....and its proximity to well used rights of way, is not considered suitable for development." The remaining parts of the currently proposed development site are even closer to the Church and Conservation Area, and the rights of way would lose much of their amenity for dog-walkers, ramblers and others.

6. It is outrageous that the developer should want to use grade 1 agricultural land to build a housing estate at a time when the country imports 40% of its food. Langmead states that the the land comprises "relatively small fields". Relative to what? This is the last type of land to use, and our Neighbourhood Plan, which is virtually complete, is based on

smaller, more appropriate developments on land of lower categories, which can be assimilated naturally into our Village.

7. Although not strictly a reason which would be acceptable to you as an objection, I believe Mr Langmead's choice of development titles as St Mary's Park could be seen as hypocritical as his interests are clearly with Mammon rather than with Saint Mary the Virgin!

Yours faithfully,

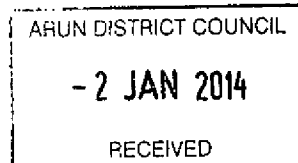
A large black rectangular redaction box covering the signature area.

John Walker

8 Downview Close
Yapton
Nr Arundel
West Sussex
BN18 0LD

30.12.2013

Mr Cronin
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



Re: Y/99/13 (250 houses North of St Mary's Church Yapton)

Dear Mr Cronin

I strongly object to this application (Y/99/13) for several different reasons and wonder how you can even think about building on Grade 1 agricultural land when this country could do without more land taken away from producing crops. Also this land acts as a flood plain and allows water to soak away, build on it and it can only go somewhere else, like people's homes and businesses!!! I don't think anyone can deny the weather is getting wetter and will continue to do so through the coming years.

Roads through the village are bad enough now without adding more traffic to the already overburdened system, and where are the people going to work, don't tell me they will all jump on a train and head for the cities because we all know that is not going to happen. If people were queuing for homes in this area all the new houses built around Bognor would have all been snapped up, but they are not and many remain empty. WHY? BECAUSE PEOPLE CAN NOT AFFORD THEM BECAUSE THEY HAVE NO JOBS TO GO TO IN THE AREA.

How are the local facilities going to cope? Our Doctor's surgery is already running past capacity, or are you going to provide another surgery, extend local hospitals, no I think not. Where are the children going to go to school? Local schools are already full or have you got a new school you have already approved planning for? No I think not.

Are you going to provide a grant to local businesses so they can improve their services to accommodate the growing number of people or make sure the people building these homes provide services, I think not.

Facilities for the young of Yapton, yes we have a fantastic skate park, this is already heavily used by youngsters from outside the village. Yes we have a basketball pitch and a play area for the little ones, that is also well used as is the newly installed fitness area. Are the new homes going to provide proper play areas for the young? Again I think not.

I think these houses are nothing to do with homes needed in the area but all to do with financial gain for the few as none of the proposed developments include enough social housing for the people who have grown up in this village, people wishing to marry and stay in the area wanting their children to grow up here, PEOPLE WHO GENUINGLY WANT AND NEED TO STAY IN THE AREA. No the developers just want to drag more people in from outside that can afford to pay top notch for their home.

START THINKING ABOUT THE LOCAL PEOPLE AND WHAT THEY NEED, PEOPLE ALREADY IN THE AREA WHO HAVE JOBS AND PAY THEIR TAXES AND YOUR WAGES AND LESS ABOUT KEEPING LOCAL DEVELOPERS HAPPY FOR THEIR FINANCIAL GAIN.

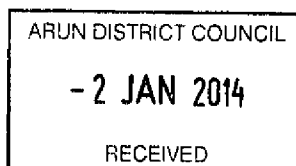
ing you will see sense,

Jennifer Knight (Mrs)

The Queen's House, 115 The Close, Salisbury, Wiltshire. SP1 2EY

31 December 2013

Mr Cronin
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN18 5LF



Dear Sir,

Planning Application Reference Y/99/13

PROPOSED HOUSING ESTATE OF 250 UNITS ADJOINING ST MARY'S CHURCH, YAPTON

I share the concern felt by so many people in and around Yapton regarding this proposal. I believe it would be the end of this village and a catalyst for further sprawl, and those who lived there would never be part of the community, located in a housing estate outside the natural boundary of the village.

There is no great demand for housing in Yapton, and people should be housed where there is work. I doubt if the village infrastructure could begin to cope with such a big increase in population. North End Road cannot cope with the traffic created by the school. The situation is already dangerous. Long queues form at the railway crossing. Ford Lane is just that – a narrow, windy lane and totally unsuited to become an exit for a housing estate of this size.

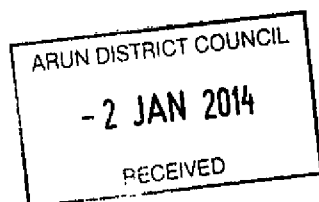
It is unacceptable to put a housing estate next door to the Grade 1 listed mediaeval church of St Mary's and one of Yapton's two conservation areas, not to mention the four listed houses in Church Lane. The views of the South Downs National Park, Arundel and Arundel Cathedral will be destroyed and the footpaths through the fields will lose their amenity and become just a part of housing estate.

This country imports 40% of its food! It is simply unacceptable to build on this area of Grade 1 land. This should be the last category of land to be taken when there is no shortage of 'brown fields' in the South of England.

Yours faithfully,



A.F. Campbell



Mrs R Wallace
Church Farm Mews
Church Road
Yapton
ARUNDEL
BN18 0EP



December 30th 2013.

Arun District Council
Planning Dept
Arun Civic Centre
Maltravers Road
Littlehampton
W. Sussex
BN17 5LF

Application Reference
Y / 99 / 13

Dear Sir,

With reference to the above planning application
I most strongly object on the following grounds.

1. The site proposed is greenfield Grade 1
Arable land and is needed for food
production.

2. Church Road, Church Lane and
St Mary's Church is in a conservation
area (my house included).

To build 250 houses directly next to this
conservation area will destroy the character
and setting of this ancient church —
believed to be 900 years old.

3. local facilities - such as schools and Doctor's surgeries are already stretched to capacity. The roads are already congested and the bus service poor.
4. The land is known to flood.
A planned extension of the cemetery was abandoned due to the water table.
5. Why have a proposed Neighbourhood Plan to identify the needs of the village over the next 15 years if this is to be ignored. This application does not fall within the plan. Surely 250 houses goes far beyond Yaptai's quota.
6. There is no existing vehicular access.
There is always a flow problem due to the North End level crossing.
The Ford level crossing is another area that gives rise to traffic problems.
How many extra cars will 250 houses generate?
The existing roads will cause gridlock.

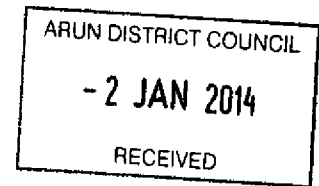
REPEAT

Surely 250 houses goes beyond Yaptai's housing quota.

Yours Sincerely



Chipperfield
Church Lane
Yapton
Arundel
BN18 0EH



30th December 2013

Mr Cronin
Planning Dept.,
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

Dear Sir,

Planning Application Y/99/13 - 250 Houses on Agricultural Land- Grade1 -North of Church Lane, Yapton On Grade 1 Agricultural Land

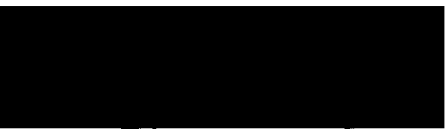
I wish to object in the strongest terms to the above referenced planning application for the following reasons:-

1. The land is "Grade I" agricultural land and there is a shortage of this quality of land in the UK to such an extent that the UK has to import 40 % of its food and once agricultural land is taken for building it is gone forever. This Land is also part of the "Flood Plain", and even last winter water was seen on the surface of parts of the proposed housing area which cannot auger well for the future.

2. Ford Lane is a "rural narrow lane" which already has a heavy usage by large commercial vehicles, often causing queues of several hundred yards long by vehicles trying to exit onto the lane by turning right going to the A27(Walberton) or left through Yapton and passing the school. To bring an excess of 500 plus cars out onto this road would make matters even worse and more unsafe.

3 Much work has been done by Arun District Council in allocating proportionate and responsible housing targets for Yapton (source Draft Village Plan) which will be met with small developments without changing Yapton into a TOWN.

4. This one proposed development would increase the population by 20%. The local services, drainage, schools, doctors, etc would be unable to cope in their present "village" form.


Derek J. Page

ARUN DISTRICT COUNCIL

- 2 JAN 2014

RECEIVED

Paul Gardner
19 Downview Road
Yapton
West Sussex
BN18 0HL

Arun District Council

Dear Sir

Ref:- Planning reference Y/99/13

Proposed housing estate of 250 units adjoining St Mary's Church, Yapton

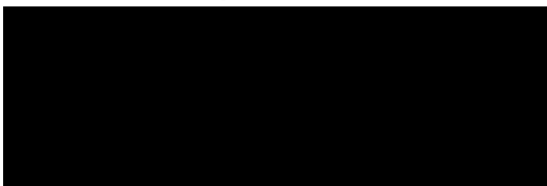
I share the extreme concern felt by so many people in and around Yapton regarding this proposal. I believe it would be the end of our village and a catalyst for further sprawl, and those who lived there would never be part of the community, located in a housing estate outside the natural boundary of the village.

There does not seem to be any great demand for housing in Yapton, and people should be housed where there is work. I doubt if the village infrastructure could begin to cope with such a big increase in population. North End Road cannot cope with the traffic created by the school. The situation is already dangerous. Long queues form at the railway crossing. Ford Lane is just that – a narrow, windy lane and totally unsuited to become an exit for a housing estate of this size.

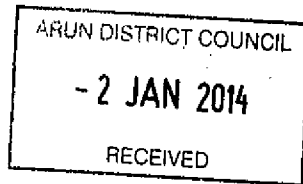
And it is just plain wrong to put a housing estate next door to the Grade 1 listed mediaeval church of St Mary's and one of Yapton's two conservation areas, not to mention the four listed houses in Church Lane. The views of the South Downs National Park, Arundel and Arundel Cathedral will be destroyed and the footpaths through the fields will lose their amenity and become just a part of housing estate.

It is simply unacceptable to build on this area of Grade 1 land. Surely that should be the last category of land to be taken. This country imports 40% of its food!

Yours faithfully,



Paul Gardner



Coachman's Cottage
Church Lane
Yapton, Arundel,
West Sussex
BN18 0EH

20/12/13

Arun District Council

Re: Planning Application Y/99/13

Dear Mr Cronin,

I am writing to make my objection to the proposal for the Housing Development St Mary's Park.

I live in Church lane which is close to the conservation area. The proposed building is adjacent to the conservation area and is not in keeping with it. The style and design is not commensurate with the characteristics of the area.

Much of the proposed building is on a grade 1 greenfield site. This agricultural land is a valuable asset which we cannot afford to lose. The site ignores the evidence given in the 2009 SHLAA when it was considering the site 98 (Orchard Business Park). There are more suitable brownfield sites or land of lower grade.

The Options for Growth document produced by the council highlighted the fact that that the area has a flood risk and a high water table. It is therefore not suitable for building.

Yapton has limited facilities and little availability of new employment and so the area is not suitable for such a large development.

Any access to the site will be onto rural roads which are already overused and congested. The increase in traffic will exacerbate the long delays caused at the Yapton and Ford level crossings. Any traffic will feed out onto the A27 causing greater traffic at peak times around the Arundel and Chichester roundabouts.

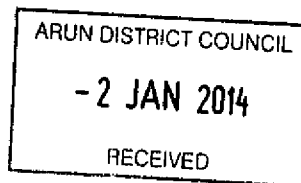
The congestion on North End Road at the start and end of school is already a real problem and a dangerous hazard to children.

Most of the infrastructure (roads, water supply and sewerage) within the neighbourhood of the proposed development is over stretched.

Yours Sincerely,

A solid black rectangular box used to redact the signature of Paul Hammeron.

Paul Hammeron



Coachman's Cottage
Church Lane
Yapton, Arundel,
West Sussex
BN18 0EH

20/12/13

Re Planning Application Y/99/B

Dear Mr Cronin

I am writing to make my objection to the proposal for the Housing Development St Mary's Park.

I live in Church lane which is close to the conservation area. The proposed building is adjacent to the conservation area and is not in keeping with it. The style and design is not commensurate with the characteristics of the area.

Much of the proposed building is on a grade 1 greenfield site. This agricultural land is a valuable asset which we cannot afford to lose. It would also destroy footpaths that are regularly used by local people. The site ignores the evidence given in the 2009 SHLAA when it was considering the site 98 (Orchard Business Park). There are more suitable brownfield sites or land of lower grade.

The Options for Growth document produced by the council highlighted the fact that that the area has a flood risk and a high water table. It is therefore not suitable for building. The infrastructure is poor.

Yapton has limited facilities and little availability of new employment and so the area is not suitable for such a large development. It would change the character of the village.

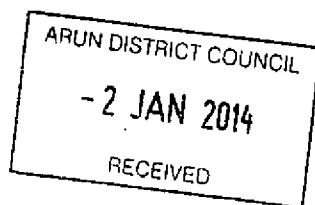
Any access to the site will be onto rural roads which are already overused and congested. The increase in traffic will exacerbate the long delays caused at the Yapton and Ford level crossings. Any traffic will feed out onto the A27 causing greater traffic at peak times around the Arundel and Chichester roundabouts.

The congestion on North End Road at the start and end of school is already a real problem and a dangerous hazard to children.

Most of the infrastructure (roads, water supply and sewerage) within the neighbourhood of the proposed development is over stretched.

Yours Sincerely,

Mrs M H Hammerton



Janine Gardner
19 Downview Road
Yapton
West Sussex
BN18 0HL

Arun District Council

Dear Sir

Ref:- Planning reference Y/99/13

Proposed housing estate of 250 units adjoining St Mary's Church, Yapton

The purpose of this letter is to express the strongest possible objection to this proposal, which would destroy our village. There are many reasons but in this letter I will list only the following:

1. To allow the proposal to proceed drives a cart and horses through the democratic planning process laid down by the National Planning Policy Framework and all the good work done by Arun DC and by the Yapton Neighbourhood Planning Group. The developer has bypassed the latter and has not conducted a proper consultation with the village. There is no current or anticipated need for 250 houses, as is confirmed by Arun District Council's proposal for 100 homes in 20 years for the emerging Local Plan.
2. I am told that Arun District Council's Options for Growth concluded "The village itself has a fairly limited range of facilities and the immediate vicinity is not an area of high housing need and offers little availability of employment provision. Much of the surrounding landscape is relatively sensitive to change and there are areas of flood risk.....The area was not considered suitable for major development....."
3. The proposed development will greatly increase the flow of traffic, which is already highly congested in the area of the school. The level crossing already

involves unacceptable delays. The proposed exit into Ford Lane would be highly problematic, given the narrow and twisting state of this unclassified lane.

4. The proposed housing estate would increase the population of Yapton at a stroke by close to 20%, on top of the increase resulting from the many houses currently approved. The impact on the already stretched infrastructure would be unacceptable. I cannot imagine that a development on this scale could provide sufficient funds to overcome this problem, and I have been told that, both in the 2012 SHLAA and recently agreed Arun District Planning Policy it was accepted that land forming part of the previous proposals for the Ford Eco Town could not be developed piecemeal, since it would not be sustainable in terms of infrastructure, employment and community facilities.

5. The proposed housing estate would adjoin the Grade 1 listed Mediaeval church of St Mary's, the four grade 2 listed houses in Church Lane and the Conservation Area, and, so far from conserving and enhancing heritage assets, it will severely impact them and spoil the beautiful views across the floodplain to the Southdowns National Park, Arundel and Arundel Cathedral.. It would never form an integral part of the village, lying as it would beyond the natural boundary of the village. The 2009 SHLAA considered greenfield land to the East of Orchard business Park (which adjoins the eastern end of the proposed development area) and concluded " ...Given its proximity to the Conservation area.....and its proximity to well used rights of way, is not considered suitable for development." The remaining parts of the currently proposed development site are even closer to the Church and Conservation Area, and the rights of way would lose much of their amenity for dog-walkers, ramblers and others.

6. It is outrageous that the developer should want to use grade 1 agricultural land to build a housing estate at a time when the country imports 40% of its food. This is the last type of land to use, and our Neighbourhood Plan, which is virtually complete, is based on smaller, more appropriate developments on land of lower categories, which can be assimilated naturally into our Village.

Yours faithfully,

Janine Gardner

ARUN DISTRICT COUNCIL

2 - JAN 2014

RECEIVED

Mr Peter J Sargent

Little Orchard, Church Lane, Yapton,
Arundel, West Sussex BN18 0EH

23rd Dec 2013

The Manager
Planning Department
Arun District Council

Dear Sir,

Planning application 7/99/13

I understand you have received a planning application for 250 new houses in the small, well adjusted rural village of Yapton.

This village is supposed to be a conservation area - all that will be destroyed - how can you allow such desecration & still talk about conservation.

The local facilities cannot sustain such a huge influx of people (minimum of 500) and more children for which there will be no space in the local schools. The bus service will be unable to cope with the extra traffic & the roads both local & the A27 are already

overcrowded & at times gridlocked.

There are many other considerations to be addressed, all services will be severely stretched i.e. electricity, gas, water, sewerage etc.

How will you deal with these problems?

Many acres of good productive arable land will be lost & the noise & pollution will affect many local residence for years to come.

This plan is too big & quite unsustainable & must be rejected by the council.

Yours faithfully

