

ARUN DISTRICT COUNCIL

- 3 JAN 2014

RECEIVED

Lodge Cottage
Church Road
Yapton
Sussex BN18 0EN
2nd January 2014

Your ref: Y/99/13

Assistant Director Planning Services & Housing Strategy,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
BN17 5LF

I should be most grateful if you would consider my concerns regarding the proposed development Y/99/13 in Yapton.

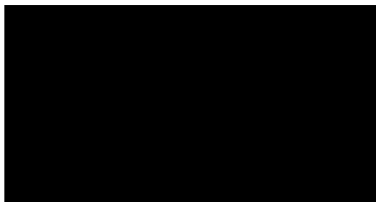
250 houses on what is Greenfield grade 1 arable land is against all logic.

1. The development will deprive this area of grade 1 arable land, which is not in plentiful supply in the South. At a time when we are trying to lessen our imports of foreign grown foodstuffs. The land produced both potatoes and wheat this last year.
2. The land is criss-crossed by various public footpaths which are used every Day.
3. The 2013 Sustainability Assessment Paper concluded this site has a poor Infrastructure, not much in the way of local facilities, opportunities for employment and is highly sensitive due to its open landscape.
4. It will have a detrimental affect on the conservation area of Church Road And St Mary's Church. The hedgerows surrounding the site are home to many birds.
5. The local roads are already very congested especially with the growing Use of the recycling centre at Ford and the large lorries that use Ford Lane.
6. The local roads are prone to flooding There were 3 floods in Ford Lane alone and as the said site is waterlogged itself at the present time, building 250 houses and taking away drainage seems criminal. When are planners going to wake up to the fact that building near rivers is not the best idea. Because, as yet, the Arun hasn't breached its banks at Ford doesn't mean it cannot!
7. Yapton Neighbourhood Plan accommodates the village's housing Requirement for the next 15 years. This site has never been put Forward for genuine full Community consideration.

8. With all these plans for houses when do the practical points of school places, medical coverage, shops, transportation come into play. At what point is it decided to extend coverage of the facilities, after 50 houses are built or after 100 houses or just wait and see after all 250 are Up? No doubt, as has happened previously, plans are resubmitted and just a few more houses are added to the 250!

The owner of the land seems determined to make Yapton and Ford into an Eco Town and make himself very wealthy into the bargain! Ford, Yapton, Clymping are all trying to retain a village and community feeling but this development will ruin their hard work.

Please Arun District Council turn this application down.



Mrs P.A. Goode