

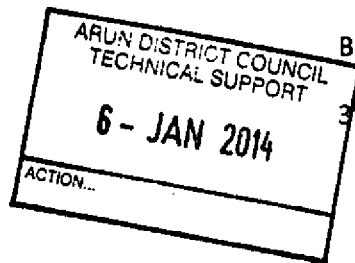
Planning application number Y/99/13

3 The Poplars

Yapton

BN18 0EQ

3rd January 2014



Dear Sir,

I am writing to oppose the above planning application for the following reasons :-

1. The new development of so many houses will destroy the setting and character of the conservation area around St Marys church.
2. It will destroy the highly productive grade 1 farmland on which they are to be built.
3. The road network around the village are congested a lot of the time and these houses will put a lot of stress on the already stretched village facilities.
4. There are already plans afoot for a lot more houses around the village and the 2012 Sustainability Assessment concluded that the area is poor in infrastructure, local facilities, employment and highly sensitive on ecological grounds due to the open landscape.
5. The Yapton Neighbourhood Plan already accommodates the village housing requirements for the next 15 years and this site has never been put forward for consideration.

Yours sincerely

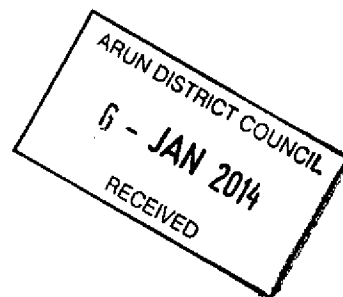
A solid black rectangular box used to redact the signature of Mr A W A Bence.

Mr A W A Bence

Ann Pannett
12 St Mary's Meadow
Yapton
Arundel
West Sussex
BN18 0EE

3rd January 2014

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



Dear Mr Cronin

Planning Application Y/99/13 Development of Land to the north of Church Lane to provide 250 new houses.

I object to the above planning application on the following grounds:

1. Yapton is a small rural village. The provision of an estate of 250 new houses would dramatically affect the character of the village to its detriment.
2. The present facilities such as school, medical centre, shops, youth and others social amenities are presently fully stretched. They are not capable of serving an additional 250 units.
3. The road system is presently at breaking point. The entrance into the proposed development is off Ford Lane - an unlit, narrow country lane which leads into the busy North End Lane which is almost completely blocked twice a day at dropping off and picking up times for the primary school.
4. The drainage systems and in particular surface water is at present inadequate with instances of roads flooding. The proposed development will exacerbate this situation.
5. The Arun DC 2013 Sustainability assessment of the area found it to be unsustainable.
6. The proposed development would be on Grade 1 arable green field land, which, with its many well used footpaths provides a fine amenity and back drop for the village without compromising its present agricultural use.
7. The proposed development is close to the oldest part of the village which is a conservation area and contains the medieval church and numerous listed buildings. The development is insensitive to the character of the area and would detract considerably from the aesthetics and amenity of the village overall and the adjacent conservation area.

8. There is little employment in the immediate area for the additional inhabitants.
9. Sufficient land has already been identified within the village on brown field or other less environmentally sensitive sites to more than satisfy Yapton's proposed housing quota of 100 units.
10. The development proposal takes no account of the wishes of the present occupants or quality of the village environment.

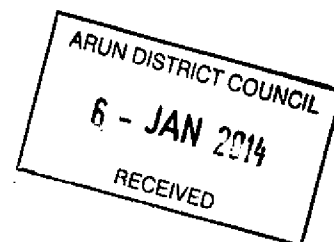
Please acknowledge receipt of this communication.

Yours sincerely

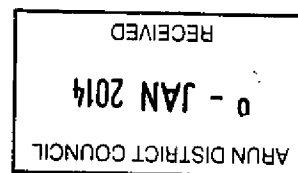
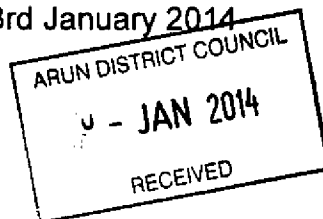
A solid black rectangular box used to redact the signature of Ann Pannett.

Ann Pannett (Mrs)

Dan Pannett
12 St Mary's Meadow
Yapton
Arundel
West Sussex
BN18 0EE



3rd January 2014



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

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Dan Pannett