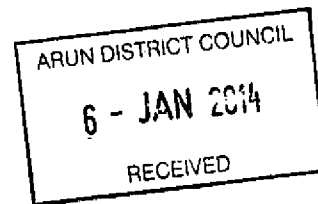


Leon Robinson
Old School House
North End Road
Yapton
Arundel
West Sussex
BN18 0DU
03 January 2014



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

Ref: Planning Application Reference Y/99/13 - Proposed housing estate of 250 units adjoining St Mary's Church, Yapton

Dear Mr Cronin

I write in connection with the above planning application. I have examined the plans and I know the site well. I wish to object strongly to the development of these houses in this location.

The Yapton Neighbourhood Plan is also being developed in consultation with the community and Arun District Council. As the site subject to this proposal is not included in the emerging site allocations development plan document, on which the public have been consulted, it goes against the development plan for Yapton.

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 medieval 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.

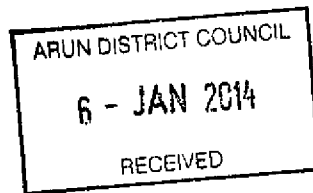
It is simply unacceptable to build on this area of Grade 1 land. Surely that should be the last category of land to be taken. This country imports 40% of its food!

Yours faithfully,

A large black rectangular redaction box covering the signature area.

Leon Robinson

79 Maltravers Street Arundel West Sussex BN18 9BQ



The Planning Officer
Arun District Council
Maltravers Road
LITTLEHAMPTON
BN18 5LF

January 3rd 2014

Dear Sir

Appliccation Y/99/13

I would like to be counted among the objectors to the above scheme:

Although it is generally accepted that there is a need for more housing in our area, this scheme is inappropriate

Until there are more facilities and infrastructure locally, a scheme of this size is not sustainable.

Being sited so close to Yapton village, the proposed scale of the project is bound to overwhelm and downgrade the character of one of the most handsome villages of the area.

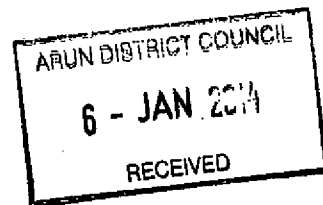
Yours sincerely

A large black rectangular redaction box covering the signature area.

Christopher Carr-Jones

A black rectangular redaction box at the bottom of the page.

6 St Marys Head
Yapton Arundel
West Sussex
BN18 0EE



Mr Cronin
Planning Dept
Arundel District Council
Arundel Civic Centre
Halfway Street
Littlehampton
BN17 5LF

Planning Application ref Y/99/13
250 Houses North of St Marys Church Yapton

Dear Sir

I wish to strongly object to this proposal for the following reasons:-

- ① There is no need for housing on this scale in Yapton on top of all the developments currently approved. It makes a mockery of all the work done by Arundel D.C. to identify the right number of houses to be developed in Yapton under the Local Plan and work done by Yapton Neighbourhood Planning Groups. What is the point of all this work to get village approval if a rich land owner can do this to line his own pocket.
- ② It is the wrong place to build houses. It would not be an integral part of the village and would be an unhappy backdrop for our ancient St Marys church and our views to the Downs.
- ③ This is grade 1 agricultural land. This should

be the last place to build when we import so much of our food.

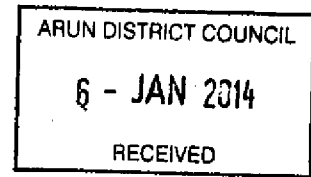
④ A development of this size would further stretch our infrastructure. Doctors, school and our roads. Yapra is a village with few jobs and facilities.

I trust I have made my objections clear.

Yours faithfully



Arun District Council
Planning Department
and object to planning
application reference
Y/99/13



60 Tacklee Rd
Yapton
BN18 0HD

To show it may concern,

I am writing to totally
object to the building of 250
houses in our little village.

It will totally destroy
village life, the crime rate will
go up and the whole character
of our village will change.

There isn't any work for
people that already live here
let alone another five to
eight hundred people.

We need rural England, not
towns that will damage peoples
whole way of life. Just to
accommodate mostly migrants.



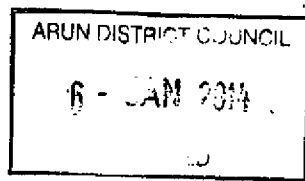
28. SR MARYS MEADOW.

YAPTON

ARUNDEL

WEST SUSSEX.

BN18 0FE



Dear Mr Cronin.

Ref 4/99/13.

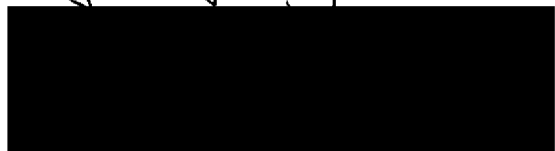
3/1/2014

I share the extreme concern felt by so many people in and around Yapton regarding this proposal. I believe it would be the end to 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.

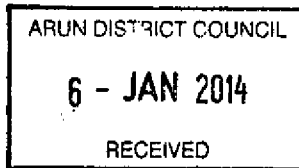
There does not seem to be any need for such a large development.

The proposed development will greatly increase the flow of traffic which is already highly congested in the area of the school. The proposed exit into Ford Lane would be highly problematic given the narrow and twisted state of this unclassified lane.

Yours faithfully.



5 The Limes
Yapton
Arundel
West Sussex
BN18 0EL



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

Dear Mr Cronin

Planning Application 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:

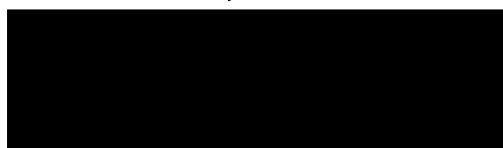
1. To allow the proposal to proceed drives a cart and horses through the democratic planning process laid down by the National Planning Policy Framework and all the good work done by Arun DC and by the Yapton Neighbourhood Planning Group. The developer has bypassed the latter and has not conducted a 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,

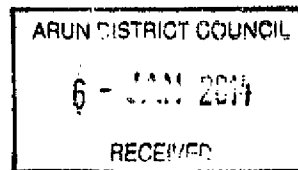
A large black rectangular box redacting the signature of David J. and Judith M. Day.

David J. and Judith M. Day.

G Harries
48 The Millers
Yapton
ARUNDEL
West Sussex
BN18 9LE

WE ARE
MACMILLAN
CANCER SUPPORT

Planning Department
Arun District Council
Littlehampton



2nd January 2014

Dear Sirs,

Re – planning application for 250 homes behind Church Lane, Yapton
(made by Keith Langmead)

As a resident in Yapton for more than 20 years, I am appalled by the number of planning applications being made in this area nowadays.

Not only would they begin to destroy what is a lovely village in which to live, but also, there would be serious implications regarding traffic and infrastructure such as schools, doctors, etc, - not to mention the safety of schoolchildren and other pedestrians in the immediate surroundings.

Surely there must be a certain amount of ' brown sites ' available for smaller developments to be built on ? Or is Mr Langmead just wishing to make a fast buck ? I don't know the answer to either of those questions, but I do feel it would be extremely inappropriate to build anywhere near Church Lane.

I would be pleased if you would lodge my vehement objection with your Councillors before the deadline date of 16th January.

Many thanks.

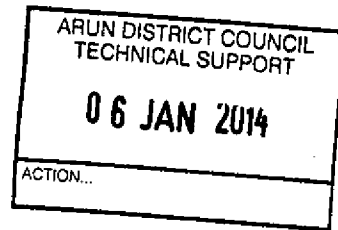
Yours faithfully,

A large black rectangular box redacting the signature of Mrs G.L. Harries.

Mrs G.L. Harries.

cc Nick Gibb

4/99/13



Loxwood House.

28. St. Mary's Meadow

YAPTON.

WEST SUSSEX.

BN18 0EE



Dear Mr. Cronin.

I feel that there is no need for further housing on this scale in Yapton. It would not be an integral part of the village and would provide a very unhappy backdrop to our ancient St. Mary's Church (Grade I listed).

There does not seem to be any great demand for housing in Yapton and people should be housed where there is work. The village infrastructure cannot cope with such a big increase in population. North End Road cannot cope with the traffic created by the school and the situation is already dangerous. Ford Lane is just that - a narrow lane and totally unsuited to become an exit for a housing estate of this size.

The land is prime farm land and should
be used as such.

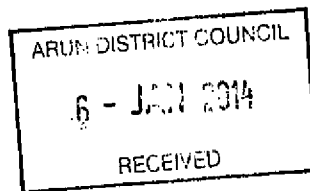
I am totally against this planning
and hope you will take note of this

Yours faithfully.

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

**C. Swanton, 2 Forge Cottages, The Street, Walberton,
West Sussex. BN18 0PQ**

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



2 January 2014.

Dear Mr Cronin,

Re: Planning Application Reference: Y/99/13

Proposed housing estate 250 units adjoining St Mary's Church and Ford Road.

I wish to object to the above planning application in that it is proposed to erect some 250 houses on a greenfield, grade 1 site that is currently a highly productive arable farmland incorporating a number of well used footpaths. It could be argued that you are taking away land for food for the people who will be living there if the project went ahead.

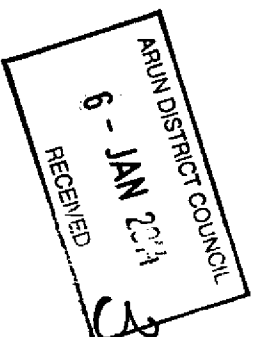
Yapton is a small village with only limited facilities for its residents and to add a further 250 houses would be madness as support for the extra people to live there would not be available. Access to the site would also be along narrow roads.

Yours sincerely,

A large black rectangular box redacting the signature of Colin Swanton.

Colin Swanton.

ARUN DIST COUNCIL
FRANKING DEPT
MASTRAVERS RD.
LITTLEHAMPTON
WEST SUSSEX



Mr & Mrs J.M. LARNEY
THE OLD FORGE
CHURCH ROAD
YAPTON
BN18 0ER
30 Jan 2014

Dear Sir

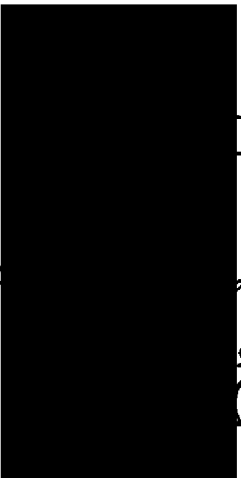
Re Application 7/99/13.

We strongly object to this application. It
was agreed that there would be no ECO
Town, nor hangers on to destroy
Arable land for 250 houses.

Yapton must remain a village of
Conservation & must Yapton neighbourhood
Plan.
Schools would be a must, this site
is not viable.

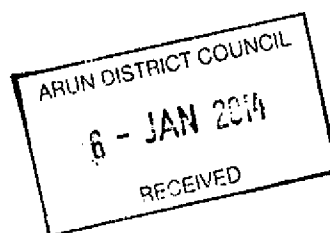
250 houses would be a blot on
the landscape & must be rejected.

Yours faithfully,



Nicola Hovell
37 Tacklee Road
Yapton
BN18 0HB

2nd January 2014



Dear Mr Cronin

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,

