

Mr. A.J. Poland,

THE PLANNING DEPT.
ARUN DISTRICT COUNCIL.

2 CHURCH FARM COTTES,
CHURCH ROAD,
YAPTON,
WEST SUSSEX,
BN18 0EP.

ARUN DISTRICT COUNCIL TECHNICAL SUPPORT
06 JAN 2014
ACTION...

27th DEC 2013.

OBJECTION TO PLANNING APPLICATION REF:
X/99/13.

Dear Sir,

I am writing to strongly object to the proposed building of two hundred and fifty houses to the south of Church Road, Yapton.

This land is a greenfield site in a conservation area, next to St Mary's Church. There has been no proper consultation with the villagers of Yapton and at a recent packed meeting in the Yapton and Ford Village Hall (a meeting the landowner refused to attend) everyone was against this housing development. People live in villages through choice and do not want these small communities enlarged into towns.

I therefore object to this proposed development for the following reasons:-
1) The site fails to comply with either saved Local Planning Policy or National Planning Policy, as the greenfield part of the site is not contained, given its close proximity

to the Conservation Area just to the east and proximity to well used rights of way:- not suitable for development.

2) The site lies outside the clearly defined north-eastern settlement boundary.

3) Ford Lane and the land either side of the road, does flood and any development of this size, is only likely to increase the risk, meaning house-holders will find it very difficult and expensive to find insurance companies willing to insure them.

4) There is little chance of finding local employment, so home-owners will have to travel to ~~local~~ towns. This proposed development could potentially bring another five hundred cars onto Tipton roads that are already congested, especially in the mornings and afternoons, when parents are dropping-off, or picking-up, their children at Tipton Primary School.

There is no where to park, except along the main Tipton Road and Church Lane. This causes traffic to back-up to Ford Lane.

The level crossing over the Birmingham Way is another problem. This is a main line and the barriers are frequently shut, again causing traffic to back-up along North End Road to

Ford Lane. Any new development of this size, at the proposed location, with people needing to travel ~~at~~ to Chichester, Bognor Regis, Littlehampton or Worthing is going to cause chaos.

5) The site is adjacent to the St Mary's Conservation area and fails to enrich or enhance this designation. The site fails to reflect the character and unique identity of the Conservation Area and is detrimental to its setting and relationship with the flood plain and South Downs National Park.

The site is currently used as prime agricultural land which is highly productive and versatile producing both cereal and horticultural crops.

The proposal is not sustainable and does not enhance or positively contribute to the established pattern of development in the North East of the village, namely the Conservation Area and Old Village.

6) Allocations within Yaptan identify a total of 587 units on sites outside the settlement boundary. This accommodates and goes beyond Yaptan's proposed housing quota of 100 units during the life of the emerging Local Plan and does not include the St Mary's Park site.

7) I believe this proposed development is just a means of creating the Ford Eco-Town by stealth, but without adequate infrastructure, employment or community facilities and must be rejected, as it is not sustainable.

To conclude, this is an ill-considered ^{plan}, put together by businessmen, who are putting thoughts of profit, before common sense, without any concern for the villagers of Tipton.

Yours faithfully,
Mr. & Mrs. A. Poland.