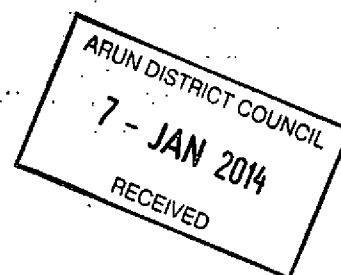


Joan Lott
3 Lilac Cottages
Church Lane
Yapton
Arundel BN18 0EH

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.

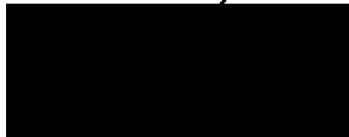
I object to the above planning application on the following grounds:

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



Joan Lott (Mrs)



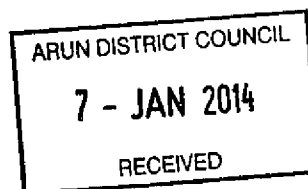
YAPTON NEIGHBOURHOOD PLAN

c/o Rowan Cottage, Grevatts Lane West, Bilsham, Nr. Yapton BN18 0LA
For more information about Yapton's Neighbourhood Plan visit our website at

www.ynp.org.uk

Mr. C. Cronin
Planning & Building Control
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton, BN17 5LF

6th January 2014



Dear Mr. Cronin,

Re: Application Y/99/13 Land to the North & East of St Marys Church Yapton.

In response to the above application (known as St. Mary's Park) and on behalf of the Yapton Neighbourhood Plan Group (YNPG) I would make the following representation:

General

In April 2013 the YNPG contacted owners of sites in Yapton that had been identified as having potential for development in Arun District Council's Strategic Housing Land Availability Assessment (SHLAA) 2012. The purpose was to establish those that would enable us to meet both the parish allocation, identified in Arun District Council's draft Local Plan as a minimum of 100, and the requirements of the local community identified through community engagement events and surveys conducted over the past two years.

In addition, we published a request for available sites in the Yapton News magazine and by the use of posters in local shops which helped us to reach out to owners of land not identified in the SHLAA. Each site was then assessed according to the published YNP Objectives and voted on by the community. It is important to note that during this period neither the owner or his agent made any attempt to contact or engage with us at, or prior to, the St. Mary's Park public consultation held in August 2013, despite being aware of our existence from his own attendance at one of our community engagement days in February 2012. The first time Mr. Langmead approached the YNPG was in November 2013 when he admitted the St. Mary's Park proposal did not meet the published Neighbourhood Plan Objectives. An outline assessment can be seen in *Figure 1*.

During 2013 the YNPG made significant progress and on the 30th November 2013 published a draft plan in which 5 sites are allocated that will provide a total of 86 dwellings. When added to applications approved since April 2013 (the start of the plan period specified by ADC) for 34 houses, they total 120 new houses to be built in Yapton over the next 15 years. St. Mary's Park is not one of the allocated sites and we do not believe that it is appropriate for a village with restricted opportunities for commercial development, employment and infrastructure improvements.

Comments on Planning Statement - The Emerging Yapton Neighbourhood Plan

Paragraph 49 - The applicant states that our faith in Arun District Council is 'misplaced' and Yapton will need to accommodate more than 100 dwellings. However, we believe that by exceeding our minimum parish allocation by 20% we are already demonstrating both a positive and realistic approach to planning for the future of the village.

Paragraph 50 - The applicant states that our Neighbourhood Plan is 'at a very early embryonic stage and will remain so for the foreseeable future'. This is a grossly misleading statement. We are currently assessing feedback from the community on the draft plan before making any necessary amendments and moving to the next stage, Pre-submission Consultation (Regulation 14) in early 2014.

YNP Objectives	Yes	No	N/A
Encourage small-scale residential developments that are sympathetic to their surroundings		<u>✓</u>	
Ensure that new developments include a mix of housing to meet the needs principally of local people, taking into account the current and predicted social demographic of the Parish		<u>✓</u>	
Ensure that the existing development boundary is maintained and provides appropriate safeguards to Yapton's village identity		<u>✓</u>	
Ensure that new housing developments utilise brownfield before greenfield sites and only use greenfield sites in exceptional circumstances		<u>✓</u>	
Protect agricultural land used in the process of food production.		<u>✓</u>	
Protect and maintain existing green spaces of value to the community and natural habitats.		<u>✓</u>	
Protect the existing quality of landscape and encourage local biodiversity.		<u>✓</u>	
Maintain the village Conservation Areas and listed buildings.			<u>✓</u>
Minimise the risk of fluvial, sea and waste water flooding.		<u>✓</u>	
Minimise the impact of commercial traffic movements through the village		<u>✓</u>	
Encourage the use of public transport and retain and strengthen existing bus services.			<u>✓</u>
Reduce congestion outside Yapton Primary School (North End Road).		<u>✓</u>	
Promote, maintain and extend existing cycle paths, footpaths and pavements.	<u>✓</u>		
Improve road safety in Yapton.		<u>✓</u>	
Maintain existing medical and pharmacy facilities within the village.			<u>✓</u>
Maintain existing community facilities for all ages to promote a thriving village.			<u>✓</u>

Figure 1 - Yapton Neighbourhood Plan Site Assessment for Y/99/13 - December 2013

Finally the YNPG is aware that the purpose of a Neighbourhood Plan is not to prevent development but the intention is to give local people input into where the development in their community goes and the kind of development needed to ensure it is appropriate for their needs over the next 15 years. With over 20% of villagers over the age of 65, the proposal does not demonstrate any awareness of, or provision for, an aging population or their needs.

It is clearly an attempt to use the lack of a Local Plan for the sole purpose of profit with flagrant disregard to its impact on the local community and we would urge you to recommend it is rejected.

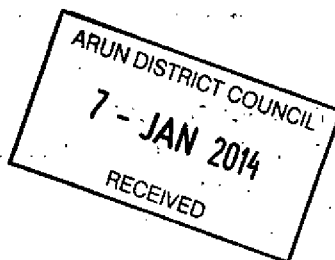
Yours sincerely



Deborah Robinson
Chairman
Yapton Neighbourhood Plan Group

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

4th January 2014



Dear Mr Cronin

Planning Application 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,

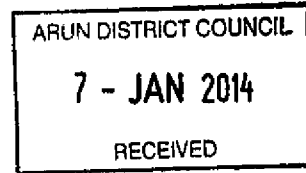
Mr T J Page
Flat 5 Holmiea
Church Road
Yapton
West Sussex
BN18 0EN

16, St Mary's Meadow
Yapton,

BN18 0EE.

3.1.14

Mr Brown,
Arun District Council
Arun Civic Centre
Littlehampton
BN18 5LF.



Application number 4/99/13

Dear Mr Brown,

I am writing to object to the proposal for the Housing Development St. Mary's Park. I moved to St. Mary's Meadow 12 years ago, an area which I chose for its attractive conservation sector and the easy access to open countryside.

Much of the proposed building is on a grade 1 greenfield site and would destroy prime agricultural land. It would also eradicate footpaths regularly enjoyed by local people.

Much of Yapton has a "small village" feel and has limited facilities. A large development would place unsustainable pressure on the existing infrastructure.

The 2009 Options for Growth document highlighted potential flood risk and suggested that the area was not suitable for major development.

The emerging Neighbourhood Plan has already identified a number of sites that would accommodate the village's future housing needs, encouraging small scale development, sympathetic to the surroundings and inkeeping with the village identity. Therefore a large development would be unnecessary.

Access to the site will be onto already congested and over-used rural roads. Additional traffic will increase the lengthy delays at Ford and Tipton level crossings. Traffic feeding onto the A27 at peak times will increase the delays and congestion already experienced in Arundel and Chichester.

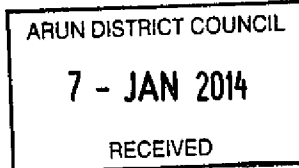
The congestion on North End Road between 8.30am & 9am and 2.45pm - 3.30pm, overflowing onto Church Lane and St Mary's Meadow is already a huge problem and a danger to children and residents. A large development would only increase these difficulties.

I trust that the arguments outlined have clarified my vehement opposition to planning application
7/99/13.

Yours truly,



9 East Bank
North End Road
Yapton ARUNDEL
West Sussex BN18 0DJ



4 January 2014

Arun District Council
Planning Department
Arun Civic Centre
Maltravers Road
LITTLEHAMPTON
West Sussex BN17 5LF

Dear Sir/Madam

Re: Planning Application Reference Y/99/13

I strongly object to the above planning application for 250 new houses on land north of Church Lane, Yapton, on the following grounds:-

The site fails to comply with either the saved local planning policy or the National Planning policy.

The site, which lies outside the village boundary, consists of highly productive Grade 1 farmland.

The site is crossed by well-used footpaths and is adjacent to the St Mary's Conservation Area and will destroy the character of this area and St. Mary's Church.

The site is poor in infrastructure, local facilities and employment and is prone to flooding. The roads are already congested and not suitable for increased traffic.

Yapton is a village and 250 new houses would destroy its character.

The site disregards the findings of the 2009 Options for Growth document, wherein your Council concluded, inter alia, that whilst Yapton is a large village offering a number of potential locations for expansion, the village has a limited range of facilities and the immediate vicinity is not an area of high housing need.

The site has no existing vehicular access onto North End Road or Ford Lane.

250 houses far exceeds the number of houses that it has been agreed will required to be built over the next few years to meet the needs of the local population.

Yours faithfully,

A black rectangular box redacting the signature of Theresa Derekis (Mrs).

THERESA DEREKIS (MRS)