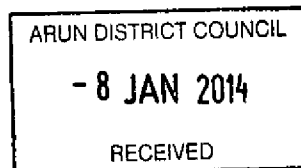


42 Downview Road
Yapton
Nr Arundel
West Sussex
BN18 0HJ

4th 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

I am writing to strongly object to the proposed building of 250 houses to the north of Yapton Church.

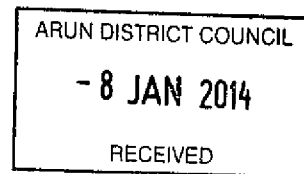
- My reasons are that this Grade 1 farmland will be out of production.
- The infrastructure is unsatisfactory for so many houses (at least an additional 500 cars) and the school cannot accommodate this new influx.
- People will not use the proposed cycleways and footpaths, as we know in general, people will use their cars.
- The car park in the village is 90% full most of the time already.
- Considerable numbers of houses have been built and are being built in the village and I feel that this is far too big for our village.

The proposed smaller sites recently presented to the village are more in keeping with the village and village life.

Yours sincerely,

Mrs J Leaman

Tall Trees,
Church Road,
Yapton,
Arundel,
West Sussex BN18 0EJ



Mr. C. Cronin,
Planning Department,
Arun District Council Civic Centre,
Maltravers Street,
Littlehampton BN17 5LF

3rd January 2014

Dear Mr. Cronin,

**Proposed housing estate of 250 units adjoining St Mary's Church, Yapton
Application number Y/99/13**

We object in the strongest possible terms to this proposal, which would destroy our village. There are many reasons but in this letter we will list only the following:

1. There is no apparent need or demand for more housing in Yapton. There is certainly 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. The proposal would create a kind of ghetto to the north of the village, being outside the natural boundary.
3. As there are essentially no new jobs in Yapton, the result would be a dormitory for Chichester, Brighton or Portsmouth, with yet more traffic on West Sussex's roads. Why not focus development on where there is at least some work available and / or better transport links?
4. 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 entirely until very recently and has not conducted a proper consultation with the village, merely a token. The Neighbourhood Planning Group has a fully fledged plan which has been widely publicized and discussed in Yapton, but cannot be formally adopted because, I understand, this is impossible until Arun D.C. has formally adopted its own plan. And the Neighbourhood Plan has been very carefully put together with local landowners to so as to preserve the village, choosing discreet locations where modest developments can be carried out in a manner calculated to preserve the character of the village.

5. The proposed development will greatly increase the flow of traffic, which is already highly congested in the area of the school – to the point that a significant hazard already exists. The level crossing already involves unacceptable delays. Queuing well over ten minutes is frequently experienced. The proposed exit into Ford Lane would be highly problematic, given the narrow and twisting state of this unclassified lane.

6. 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 two hundred or so houses already approved. The impact on the already stretched infrastructure would be unacceptable. We cannot imagine that a development on this scale could provide sufficient funds to overcome this problem, and we 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. The proposal site is of course part of the Ford Eco Town proposal, and piecemeal development permitted today would be used as a precedent for the next piecemeal proposal, throwing away the lessons from the Eco Town experience and replicating the faceless development that covers the coastal strip from Littlehampton eastwards.

7. The proposed development would never form an integral part of the village, lying as it would beyond the natural boundary of the village formed by Church Lane. The 2009 SHLAA considered greenfield land to the East of Orchard Business Park (which adjoins the eastern flank 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 proposed development site is even closer to the Church and Conservation Area and rights of way and therefore even less suitable for development.

8. The rights of way across the open swathe of the proposed development site are widely used and appreciated by Yaptonians and ramblers. Were the development to go ahead, the rights of way would lose most of their amenity, becoming little more than concrete pathways through a built-up estate. The views of the South Downs National Park, the Cathedral and Castle would be gone forever.

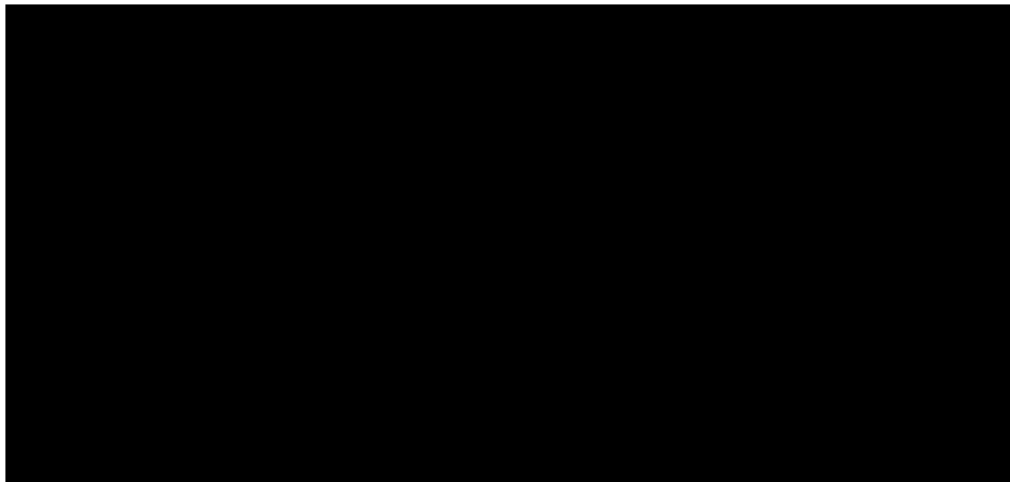
9. The proposed housing estate would adjoin the Grade 1 listed Mediaeval church of St Mary's, the four grade 2 listed houses in Church Lane and the Conservation Area, and, so far from conserving and enhancing heritage assets as the Council is required to do, it would severely impact them and spoil the beautiful views across the floodplain to the Southdowns National Park, the Cathedral and Castle.

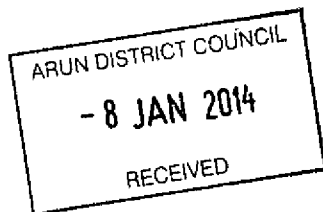
10. It is outrageous that the developer should want to use grade 1 agricultural land to build a housing estate at a time when the country imports 40% of its food. This is the last type of land to use, and our Neighbourhood Plan is based on smaller, more appropriate developments on land of lower categories, which can be assimilated naturally into our Village.

11. We are 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.....”

Nothing has changed beyond the fact that some 200 more houses are already approved and in the pipeline; and the Council should stand by its past conclusions.





Corner House
5, The Lychgates
Yapton
Arundel
W.Sussex
BN18 0TN

6th January '14

Mr. Cronin
Arun District Council

Objection to Planning Application Y/99/13

Dear Mr. Cronin,

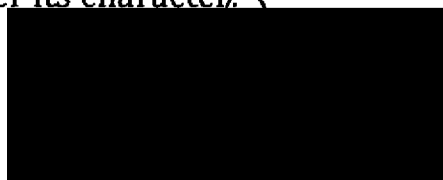
I am writing to object to the proposal to erect a large number (250) of houses on a Greenfield site close to the parish church in Yapton.

The area under consideration is good quality agricultural land and as such should be kept for arable purposes. Any extra housing should be kept wherever possible to brownfield sites and not further reduce the country's already diminishing stock of high quality agricultural land.

This part of Yapton is already suffering from problems of traffic. The increased numbers of cars and, in the construction phase more lorries, will create still further difficulties. Ford Lane is a small unclassified rural lane and it will be unable to cope with increased volumes of cars, especially as most will, presumably, join North End Road which is already under considerable strain. There are already chaotic scenes outside the primary school at the start and finish of the school day. Any more traffic would increase the dangers to children and mums, even with the best efforts of the valiant lollipop lady!

Finally, the area is one of great beauty and adjacent to an important conservation zone. Any further housing in the vicinity would dramatically alter its character.

Yours sincerely,



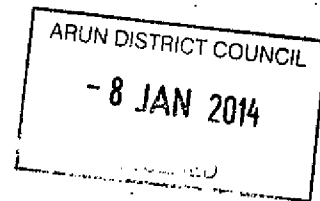
T.J. Prince

7 St Marys Meadow
Yapton
NR Arundel
West Sussex
BN18 0EE

7th January 2014

Dear Sirs,

Re Planning Application Y/99/13



I write to strongly object to the above planning application on the following grounds.

- Size of this development is not reflected in the current or anticipated need as dictated by Arun District Council proposal in the emerging Local Plan
- Loss of Premium Grade 1 agricultural land
- Lack of infrastructure to support the large number of additional households i.e. roads, sewers, drains, schools and doctor surgeries
- Increased risk of flooding
- Inappropriate population increase to a small rural community by approx 20%

Work on The local Neighbourhood plan for Yapton is so very near to completion that I would hope that all planning applications are considered by the Planning Department with this framework in mind, as it will be impossible to undo and rectify the harm and impact that an oversized development would have in this area.

I fail to understand how a food producing landowner can be allowed to propose to build a housing development upon productive grade 1 agricultural land when our Country is unable to be self sufficient importing such a large amount of food which we should as a nation grow ourselves. I am disappointed from the lack of support from Government bodies i.e. Defra that there is not more stringent control to stop building on agricultural land.

The area proposed has already been declared unsuitable following the failed Eco Town application and as I understand this is highlighted in the Arun DC 2013 sustainability assessment. The road network in the immediate vicinity would not in my opinion support the increased traffic movements that any sizable development in this area would attract. The current drains/sewers are already struggling to cope with the present size of population and as I understand there are no plans to upgrade these pipes under this proposal. Currently the local Primary school and the doctor's surgeries are running at capacity with no plans as I understand to increase facilities.

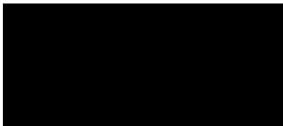
Flooding is always a fear in any householders mind and with the recent spate of extreme stormy weather again we are reminded of the stupidity of building on known flood prone areas. I understand that St Marys Church investigated the possibility in purchasing a small area of the fields in question a number of years ago with a view of extending their graveyard, as there is no existing capacity for new plots. It was decided that due to the height of the water table in these field following a survey that the idea of extending the graveyard was untenable. Surely with the amount of building work, concrete, paving and roadways this size

of development would attract would dramatically increase the risk of flooding to surrounding properties as the water table is so high in this area.

I have been a resident of Yapton for over 20 years and of the many deciding factors of moving to this small rural community was not only the quick and easy access to beautiful countryside from anywhere in the village but that I would not be living in a town. With both my children growing up and attending the local primary school, using the local shops and being involved in various social activities over the years I feel a sense of belonging in a friendly and caring environment which has been important for our family. With the threat of 250 houses being proposed in addition to the current developments currently under construction fills me with a deep despair that the identity of our village will disappear as we become a small town or should I say Yap-Town.

I trust that you will take my objections into consideration when deciding on the fate of a small rural community and refuse this development.

Yours faithfully,

A solid black rectangular box used to redact the signature of Mrs Sue Trust.

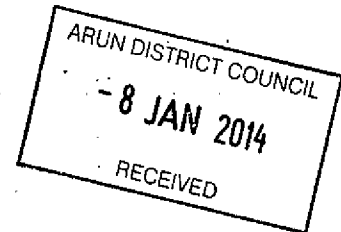
Mrs Sue Trust

Mrs J Maconachie
20 The Steyne
Bognor Regis
West Sussex.
PO21 1TP

Mavis Hurley
15 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.

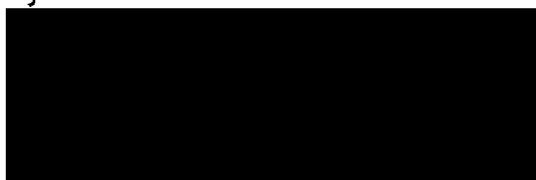
I object to the above planning application on the following grounds:

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



Mavis Hurley (Mrs)

12 Caledonian Road
Chichester
West Sussex
PO19 7PH



6 January 2014

Dear Sir,

PLANNING APPLICATION Y/99/13

I write with reference to the above planning application. I am not a resident of Yapton. However, I visit the village and am familiar with the area around Church Lane and St Mary's Church.

I believe that the proposal is another example of a (national and local) disposition to try to impose large scale and inappropriate developments on our village communities. This has happened elsewhere along the south coast, as in Angmering village. I believe that the use of prime agricultural land should be considered only after full and proper exploration of potential brown field sites has taken place and been discounted.

My principal objections to the specific proposals are that the development would:

Result in further (and quite unacceptable) traffic congestion in the area with a negative impact on road safety.

Result in loss of amenity (e.g. loss of well used footpaths across a rural landscape and detrimental impact on village character/identity). It will place additional stress on the village's facilities.

Be out of keeping with the setting around St Mary's Church, the listed houses in Church Lane and the conservation area. It would also destroy views to the South Downs National Park, Arundel Castle and Arundel Cathedral.

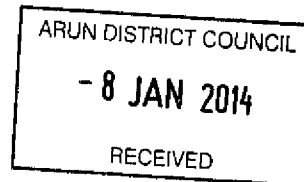
Yours faithfully,

A black rectangular box redacting the signature of Jane Partridge.

JANE PARTRIDGE

25 St Marys Meadow
Yapton
West Sussex
BN18 0EE

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



Dear Mr. Cronin,

Planning reference Y/99/13

Proposed housing estate of 250 units adjoining St Mary's Church, Yapton

We are writing to strongly protest about this planning submission and provide our areas of concern based on the following objections:

- 1. The housing estate proposal is outside the village boundary, in an area previously proposed for building as the Ford Eco Town. We understand that the Council policy (2012 SHLAA and ADC Cabinet 2013) and the recently agreed Arun District Planning Policy, that accepted the 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**
- 2. The infrastructure in Yapton cannot sustain the vast huge influx of people, children and cars and places huge environmental pressures on this small village. The local streets, schools, doctors' surgeries, at the present population levels, cannot cope, let alone a further 500 plus people living in the area. The rough estimate of an additional 500 cars arising from residents of the estate would cause catastrophic traffic jams through the village, their vehicles would exit via Ford Lane into North End Road where there is already dreadful traffic jams at the school and add increased danger to the children during school times. How would the local area cope with such an influx of vehicles, not only passing through but attempting to park there as well? Let alone the resulting mayhem with parking at Barnham Station or driving through Barnham.**

3. **There is no need for further housing on this scale, on top of all the development currently approved for Yapton.** *It makes a mockery of the work done to date by Arun D.C. to identify the right number of houses to be developed in Yapton under the Local Plan and the work done by the Yapton Neighbourhood Planning Group to find suitable sites. The fact is that the need for new homes can be met using land of lesser environment value or brownfield sites.*

4. **It would be better to support Yapton Neighbourhood Plan Objectives.** *Thereby encouraging small-scale developments that are sympathetic to their surroundings and safeguard our village identity using lesser environmental value or brownfield sites, thus enabling a sustainable environmental living model for the area, that could be a benchmark for other councils to adopt.*

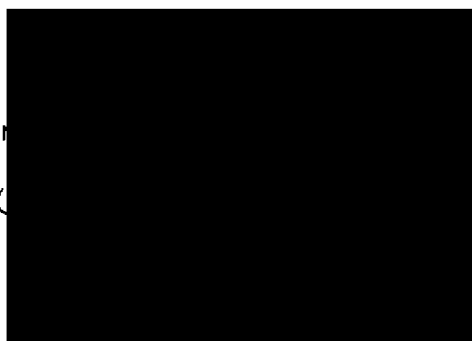
5. **They intend to build a tightly packed housing estate right next to our historic St. Mary's Church and our designated Conservation Area.** Build over land where there are well-used rights of way, where the surrounding landscape is relatively sensitive to change and there are areas of flood risk. Totally ignoring St Mary's conservation area.

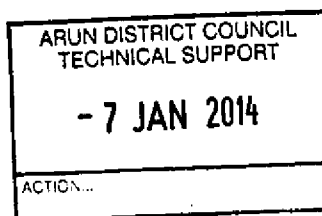
6. We wish to state that we agree with all the points raised in the NoYap-town Campaign.

Yours faithfully,

Robert Parry (Mr)

Kim Parry (Mrs)





Mr. and Mrs. Donald Long,
Flat 3, Homelea,
Yapton,
West Sussex BN18 0EJ

Mr C. Cronin,
Planning Dept, Arun D.C.
Arun Civic Centre, Maltravers Street,
Littlehampton BN17 5LF

3rd January 2014

Dear Sir,

Planning Application Reference Y/99/13

Proposed housing estate of 250 units adjoining St Mary's Church, Yapton

We understand that you are the case officer for this application, and would like to take this opportunity to express our views on this subject. We share the extreme concern felt by so many people in and around Yapton regarding this proposal. We 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.

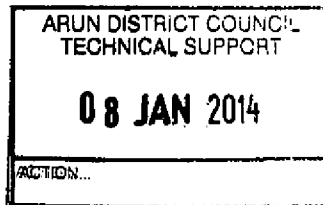
There does not seem to be any great demand for housing in Yapton, and people should be housed where there is work. We doubt if the village infrastructure could begin to cope with such a big increase in population. North End Road cannot cope with the traffic created by the school. The situation is already 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,


Donald and Rosemary Long



Chloë L Blyth
35 Cherry Avenue
Yapton
Arundel
West Sussex
BN18 0LB

5th January 2014

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

Dear Mr Cronan

Planning Application reference: Y/99/13

Application to build 250 houses on Grade I Agricultural land – North of Church Lane, Yapton

I am writing to express my objection to the above application to build 250 houses on the land north of Church Lane, Yapton. My reasons are as follows:

The proposed site is to build on Grade I agricultural land and it is clearly inappropriate to build on this top quality agricultural land as other lower classified agricultural land should be built on first.

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.

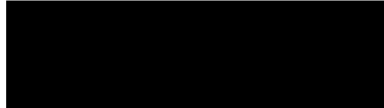
The proposal is not wholly sustainable and does not enhance or positively contribute to the established pattern of development in the North East of the village, namely the Conservation Area and the old village.

For the above reasons, I really hope that the above building application is rejected.

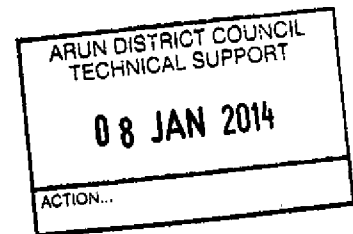
Yours sincerely

Chloe L Blyth

Tessa M J Blyth
35 Cherry Avenue
Yapton
Arundel
West Sussex
BN18 0LB



5th January 2014



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

Dear Mr Cronan

Planning Application reference: Y/99/13

Application to build 250 houses on Grade I Agricultural land – North of Church Lane, Yapton

I am writing to express my objection to the above application to build 250 houses on the land north of Church Lane, Yapton. My reasons are as follows:

I was under the impression that under the Agricultural Land Classification System, the top three grades 1,2 and 3a are referred to as the "Best and Most Versatile" land and are supposed to enjoy significant protection from development. This being so, how come the proposed site is to build on Grade 1 land is even being considered? I was also under the belief that this kind of land was only to be built on as a last resort, surely there are other sites on the lower grade agricultural land that should be built on before building on a site of this quality is even considered.

This site is currently used as prime agricultural land, its highly productive producing both cereal and horticultural crops and I feel an application to build on this site should definitely be rejected.

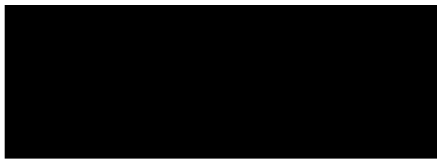
The site has no existing vehicular access points onto North End Road or Ford Lane and anyone only needs to drive by Yapton Primary School at the drop off/pick up

time to see the congestion that is already in existence, an increase in the number of houses, people and cars to the area would make an already bad situation diabolical, not to mention a strain on the community GP practices, the school and also the village itself offers limited availability for employment, meaning even more traffic on the roads.

Having first moved to the village in 1988 I have witnessed many floods in several parts of Yapton which only demonstrates the risk of floods. I also recall the suggestion of building a church yard (burial ground) on part of this proposed land, but when the water levels were taken it was deemed inappropriate for a grave yard because of the high water levels, so surely yet again, it would seem if it is not suitable for a church yard, surely building 250 houses on it, again could only cause more flood potential.

For the above reasons, I really hope that the above building application is rejected.

Yours sincerely

A solid black rectangular box used to redact the signature of Tessa M J Blyth.

Tessa M J Blyth