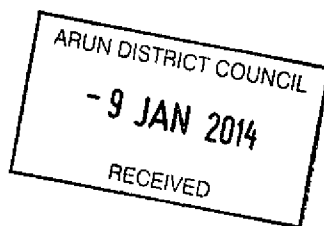


Rumford House
Church Road
Yapton
Arundel
West Sussex BN18 0EW

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



8th January 2014

Planning application ref: Y/99/13

Dear Mr Cronin,

I wish to express my objection to this proposal.

This application has not been submitted in accordance with the democratic planning process set out by government as described in the National Planning Policy Framework; it runs counter to the earlier decisions made by Arun District Council (this area - part of Site 71 - is not considered suitable for development); and it totally ignores all the careful thought and work done by the Yapton Neighbourhood Planning Group to meet the additional housing requirements in our village over the next 20 year period (100 homes) through smaller scale and more discrete developments which can be more easily absorbed into our community. Contrary to the rationale behind this proposal, there is no need for 250 new houses in Yapton on what is presently prime agricultural land.

The proposed estate is totally out of proportion to the size and population of our village and would overwhelm it. It would be totally out of context with the conservation area which it would adjoin and, far from enhancing the village, it would be destructive to the landscape, well-used rights of way and local ecology.

The infrastructure within and immediately surrounding Yapton is incapable of sustaining such a development. I am mindful of the enormous pressure on our already overstretched schools and medical facilities and, of particular concern to me, the effect of additional traffic emerging onto our narrow country lanes and causing further congestion in Ford Road, both at the level crossing and through the built-up area leading to the roundabout with the A27.

This is an unnecessary, undesirable and opportunistic proposal which I urge the Council to reject.

Yours sincerely,

A solid black rectangular box used to redact the signature of Anne Brearley-Smith.

Anne Brearley-Smith