



Jessie's Cottage
5 Hylters Lane
Chilgrove PO18 9HT

The Assistant Director Planning and Economic Regeneration
The Arun Civic Centre
Maltravers Road
Littlehampton BN17 5LF

27 December 2013

Planning Application Y/99/13
Land to the North & East of St Mary's Church Yapton

Dear Sir,

I wish to object to the above planning application for the following reasons:

1. The site lies outside the clearly defined north eastern Yapton settlement boundary.
2. The site fails to comply with either saved Local planning policy or National Planning policy and ignores the findings of both the Options for Growth 2009 and the 2009 2012 SHLAA's.
3. The site is adjacent to the St Mary's Conservation area and fails to enrich or enhance this designation - in fact the proposal is detrimental to the setting of the Conservation Area.
4. The site is currently used as highly productive prime agricultural land.
5. The site is not sustainable. The 2012 Sustainability Assessment paper concludes this area as poor in infrastructure, local facilities, employment and highly sensitive on ecological grounds due to its open landscape.
6. Yapton is a small rural village and cannot accommodate 250 new houses which will change its character and place more stress of the village's limited facilities and already over congested road network.
7. The proposed vehicular access to the site from Ford Lane is highly dangerous being on or close to blind bends on a road that already takes a large amount of private and commercial traffic.
8. The provision of 250 new houses is totally beyond the local housing need. Yapton already has developed a Neighbourhood Plan which will accommodate the village's housing requirements for the next 15 years. The proposed site has never been put forward for genuine full Community consideration.

Yours faithfully,

(Mia Creamer)