



From: Mike Dent [REDACTED]
Sent: 15 January 2014 08:33
To: Planning
Subject: Planning reference Y/99/13

Dear Mr Cronin

Planning reference Y/99/13

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

The purpose of this letter is to express the strongest possible objection to this proposal, which would destroy our village. There are many reasons but in this letter I will list only the following:

1. 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 and has not conducted a proper consultation with the village. There is 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. I am 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....."

3. The proposed development will greatly increase the flow of traffic, which is already highly congested in the area of the school. The level crossing already involves unacceptable delays. The proposed exit into Ford Lane would be highly problematic, given the narrow and twisting state of this unclassified lane.

4. 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 many houses currently approved. The impact on the already stretched infrastructure would be unacceptable. I cannot imagine that a development on this scale could provide sufficient funds to overcome this problem, and I 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.

5. 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, it will severely impact them and spoil the beautiful views across the floodplain to the Southdowns National Park, Arundel and Arundel Cathedral.. It would never form an integral part of the village, lying as it would beyond the natural boundary of the village. The 2009 SHLAA considered greenfield land to the East of Orchard business Park (which adjoins the eastern end 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 remaining parts of the currently proposed development site are even closer to the Church and Conservation Area, and the rights of way would lose much of their amenity for dog-walkers, ramblers and others.

6. 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, which is virtually complete, is based on smaller, more appropriate developments on land of lower categories, which can be assimilated naturally into our Village.

Yours faithfully,

Mike

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