



From: Peter Davidge [REDACTED]
Sent: 15 January 2014 12:36
To: bldg con [REDACTED]

Subject: Objection to Planning Application Y/99/13 For the Attention MR Cronin.

Peter & Linda Davidge
2 Turpins Mount
Main Road
Yapton
Arundel
West Sussex
BN18 0EU

Dear Mr Cronin

Planning Application Reference Y/99/13

Proposed housing estate of 250 units to the North & adjoining St Mary's Church, Yapton

We wish to strongly object to the above development! A development of this size together with the recently approved developments will be detrimental to our village and turn it into a town. There is no need for this amount of housing and goes against the work carried out by Arun DC and by the Yapton Neighbourhood Planning Group. 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. The developer has bypassed the latter and has not conducted a proper consultation with the village.

Arun District Council concluded "The village itself has a limited range of facilities and the immediate vicinity is not an area of high housing need and offers little availability of employment. The area should not be considered suitable for major development". Might we also add, 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 proposed housing estate would adjoin a Conservation Area, therefore 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. 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.

And finally, to consider grade 1 agricultural land to build a housing estate at a time when the country imports 40% of its food is completely wrong. This is the last type of land to use, and our Neighbourhood Plan, which is near completion, is based on smaller, more appropriate developments on land of lower categories, which can be integrated naturally into our Village.

Yours Sincerely

Peter Davidge
Linda Davidge