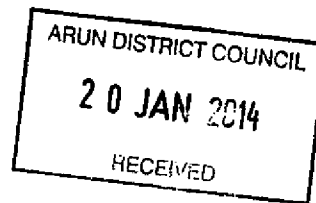


Grainau
10 St Marys Meadow
Yapton
ARUNDEL
West Sussex
BN18 0EE

17th January 2014



Dear Sir,

Planning Application: Y/99/13
Land to the North & East of St Marys Church Yapton

With reference to the above application I am writing to register my **OBJECTION**.

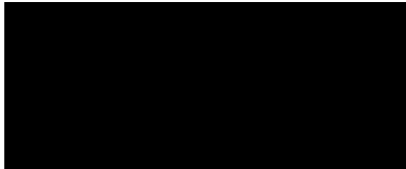
My objection is based on the following points:

1. **GENERAL:** Some two years ago our Prime Minister David Cameron introduced Localism and provided on national TV an example of a set of circumstances under which it would operate for the local community. It was exactly what has been presented here – a massive development out of context with our village and unwanted by the local community. It is way beyond the local (Yapton) housing needs and also the agreed housing needs specified within the Emerging ADC Local Plan and the scale of developments agreed by our community for our Emerging Neighbourhood Plan.
2. **THE SITE:** This a greenfield site of grade 1 arable land in current use and outside the village development boundary.
3. **SUSTAINABILITY:** Our village cannot sustain this scale of development:
 - **Medical:** The current surgeries and pharmacy are at or beyond their capacity now and the major surgery already has parking problems. You records will show that the Planning Inspector when allowing the appeal against the development north of Burndell Road stated - *"I accept the development would place unacceptable pressure on existing GP's and surgery accommodation. Further expenditure at Yapton would be necessary if the development were to be rendered acceptable"*
 - **Traffic:** The village roads are already over stretched and the proposal for two exits in Ford Lane is undoubtedly dangerous. This road is already dangerous because it is a cut through for significant private vehicles from out of the village; has extensive use by heavy vehicles travelling to and from a distribution site further east off Ford Lane plus our local village traffic. No doubt within the 396 (computer) pages of the Transport Assessment is supposed justification as to why this development may go ahead but local knowledge and experience suggests otherwise. The appointment of a Travel Plan Coordinator appears a naive suggestion. The Proposed Indicative Layout appears to smooth out/lessen the bends in Ford lane where the development Vehicular Access (*and exit*) Points will be. I can only request that a full traffic survey by WSCC will be required as part of this process
 - **Education:** Yapton CoE primary school is at or near its capacity now and the same situation exists at Westergate College (secondary education). There is no available space for the education needs of 250 homes

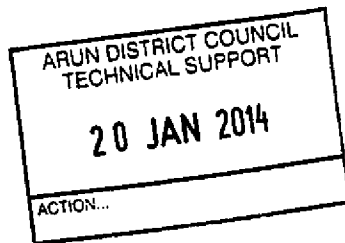
- **Surface water/Flooding/Drainage:** The village already has real problems under this heading, this development would dramatically worsen them
- 4. HOUSING DENSITY/STYLE:** Although unclear from the Application papers it appears it would be out of keeping with the village and most particularly the Conservation Area it abuts

Earlier I mentioned our Neighbourhood Plan and I again ask that the objectives developed from community feedback are fully recognised in the consideration of this Application – the Application fails on all the key objectives.

Yours faithfully

A large black rectangular box redacting the signature of DA MILLS.

DA MILLS



Cobblers Cottage
Church Road
Yapton
West Sussex
BN18 0EW
18th January 2014

Head of Planning and Economic Regeneration
Arun Civic Centre,
Maltravers Road,
Littlehampton BN17 5LF.

Y/99/13

Outline application for 10.5 hectares of residential development (comprising up to 250 dwellings (30% to be affordable) together with ancillary open space and landscaping), 14.9 hectares of public open space development to be laid out as public parkland and landscaped green corridors, vehicular access from Ford Lane (The means of access) - This is a Departure from the Development Plan

Dear Sir,

With respect to the above planning application I wish to place on record my **"objection"** to the proposed development, consistent with material planning considerations as set out below.

- It is a departure from the Development Plan
- It is common ground that the site lies outside the defined development boundary for Yapton and therefore the proposal would not accord with saved policies **GEN2** and **GEN3** of the Arun Local Plan 2003. These policies seek to concentrate new development within the defined development boundaries and only to allow development in the countryside outside such boundaries in a limited number of circumstances which do not apply in this case. The development, therefore, represents an incursion into the countryside contrary to Local Plan policy.
- Saved Local Plan Policy **GEN3** states that outside the built up area the countryside will be safeguarded for its own sake. Development will not be permitted unless, among other things, it meets the operational need of agriculture, forestry, or it is for quiet, informal recreation, or for diversification of the rural economy.
- The built-up area boundary is defined by saved policy **GEN2** of the Arun District Local Plan 2003, outside which development will not be permitted

unless it is consistent with other Local Plan policies. The site therefore forms part of the countryside which Local Plan policy saved **GEN3** safeguards for its own sake and where development will not be permitted unless it meets certain criteria (which the proposal would not). In principle, and disregarding housing needs, these policies' aims are consistent with those of the National Planning Policy Framework to recognise the intrinsic character of the countryside.

- The proposed development is **not wholly sustainable**, and fails to comply with paragraph 7 of the NPPF Document, March 2012, in this respect.

Namely:

“An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure”.

“A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being”.

“An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy”.

The proposal is not innovative, nor does it supply land of the right type, in the right place and time.

It does not reflect the community's needs, nor support its health, social and cultural well-being.

It does not contribute to protecting and enhancing our natural, built and historic environment. It fails to demonstrate a move to a low carbon economy.

- The proposed site is currently used as prime, versatile highly productive grade 1 agricultural land (**Land of the wrong type**) and contrary to saved policy **Gen3**.
- The proposal is outside the defined development boundary (contrary to saved policy **Gen2**). It does not integrate well with the surrounding area and the established pattern of development within the Parish. It fails to enhance the character of the area in general, but also specifically to the conservation area to which it directly adjoins. (**Land in the wrong place and not contributing to our natural built and historic environment**).
- Its scale and dominance will have an adverse impact on the rural character and setting of the village of Yapton.

- The application site is not identified for housing in saved policy **GEN 5** and in the Arun District 'Strategic Housing Land Availability Assessment' (SHLAA), 2009, updated in 2012, as a site outside settlements with future potential.
- Arun Districts draft/emerging Local Plan has proposed a housing quota of 100 dwellings for Yapton. Consequently Yapton's Neighbourhood Plan (NHP), reflects this quota and does not include this proposal within its Plan. Yaptons NHP is well advanced and should **be given weight** as a material consideration.

ADC has agreed a housing delivery of 580 units/year and the Strategic Housing Market Assessment (SHMA), is now considered robust, after further external assessment/validation.

A 5 year land supply has been identified as 5.34. (Nov 2013)

The application is speculative, premature, **at the wrong time, not reflecting the community's needs or its social and cultural well-being.**

- The Traffic Assessment has failed to identify that the proposal, as per the Planning Statement..... "Will facilitate vehicular access to and from the proposed development in a way that **ensures** that vehicles attracted by the development or leaving the development do not have to travel through the village".
- Traffic flows from the proposed site are constrained to the north by the close proximity of the level crossings at North End Road, Yapton and Station Road, Ford. They are already subject to congestion and safety concerns. The level crossing at North End is considered by the rail operator to pose a significant safety risk, requiring train speeds be reduced to 20/30mph. It is unclear from the Traffic Assessment that the data presented is up to date and reflects the true and current operation of the crossing as it is based on a previous, older transport statement, supporting applications BN/17/10 and BN/16/12.
- When considered with other committed developments within the parish of Yapton, namely;

	Number of units
Goodhew Close, Y/81/12	173
Kings Close, Yapton, Y/70/09	7 + 1 apartment + retail unit
Kings Close, Yapton, Y/59/11	11 + 1 Flat
Lamb PH, Yapton, Y/48/11	14
Fellows Gardens, Yapton, Y/30/13	34
Total	239 + 2 Flat/apartment + 1 retail

the proposed scheme will put additional and significant pressures on the existing local infrastructure. Yapton C of E Primary School is currently near capacity. The proposal does not accord with saved policy **GEN8**. (Development and the Provision of **New** infrastructure).

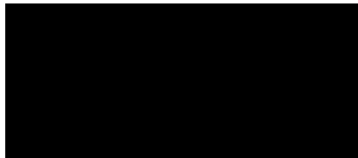
It should be noted that with the exception of Y/81/12, all of the remaining committed developments, (as above), have **not** been included within the

Traffic Assessment, when considering the cumulative impact of the proposed development on the local road network.

- Ford Lane, as its name suggests, is a rural, unclassified road, unsuitable to serve the proposal. It is constrained at both ends by 'T' junctions onto Northend Road Yapton and Station Road Ford. The lane is poorly maintained and is subject to flooding.
- Southern Water acknowledge....." there is inadequate capacity in the local network to provide foul sewage disposal to service the proposed development. The proposed development would increase flows to the public sewage system, and existing properties and land may be subject to a greater risk of flooding as a result".

I respectfully ask that the Officers of ADC recommend **refusal**.

Yours faithfully



J. Mills (Mrs)