

From: Nicholas Frobisher [REDACTED]

Sent: 20 January 2014 17:23

To: Planning

Subject: Y/99/13 - Objection to outline application on land to the north & east of St. Mary's Church, Yapton

Attention: Mr. C. Cronin

Dear Mr Cronin,

Having telephoned and spoken this afternoon with one of your colleagues in the Planning Department, we understand that we still have an opportunity to comment on **Planning Application Y/99/13 to build 250 houses to the north of Yapton.**

We strongly object for the following main reasons:

- 1) The Government's Local Plan, which ADC (Arun District Council) will hopefully implement, calls for a quota of 100 houses to be built in Yapton over the next 15 years or so. Yapton's Neighbourhood Planning Committee, after extensive consultation with the village inhabitants, has identified sites which cater for more than the number required in sustainable small developments which would have far less impact on the village's character. The new NPPF (National Planning Policy Framework) states that new development projects should not be held up unless they are against a local community's collective interest. You can quickly see (from both the volume of objections and the well-attended public meetings in our local Village Hall) that Y/99/13 is most definitely against the collective interest. It makes a mockery of the all the hard work already done voluntarily by responsible members of our community. Mr K. Langmead does not live in Yapton and this is just an opportunistic attempt by him to profit from his land. Interestingly, we believe using such prime agricultural land for housing development contravenes DEFRA guidelines.
- 2) The site falls within the designated SHLAA 2012 Site 71, the failed Ford Eco-Town site, but does not form a comprehensive development of the whole site. Both the 2012 SHLAA and the recently agreed interim ADC Planning Policy confirm that Site 71 must be treated as one comprehensive scheme in order to ensure adequate infrastructure benefits to enable the sustainability of the new settlement. Piecemeal development of this site will fail to be sustainable in terms of infrastructure, employment and community facilities.
- 3) This application is unsustainable from a multiple of standpoints. From a medical perspective, the current surgeries and pharmacy are at or beyond their capacity now and the major surgery (Avisford) already has parking problems. From a traffic perspective, the proposed site has no existing vehicular access points onto North End Road or Ford Lane, both small rural B roads, nearing over-capacity and with flow problems generated by the North End level crossing. These problems are exacerbated around the local Yapton primary school and level crossing at peak times of the day. Adding 250 homes, and say 250+ cars, is only going to increase the congestion. From an education perspective, Yapton primary school is at, or near, its capacity now and the same situation exists at Westergate College (secondary education). In other words, there is currently no available space for the education needs of 250 new homes.
- 4) The site ignores the findings of the '2009 Options for Growth'. The village itself has a very limited range of facilities and the immediate vicinity is not an area of high housing need and offers limited availability and provision for employment. Furthermore, the surrounding landscape is in an area of flood risk. The findings determined that the area is not considered suitable for major development (eg 250 houses on one site). It did, however, not rule out small scale development to meet local needs as considered by the Yapton Neighbourhood Plan.

- 5) This is a greenfield site of Grade 1 arable land in current use and it lies outside the clearly defined north-east settlement boundary of the village.
- 6) The site fails to protect the character and unique identity of the Yapton Conservation Area and is detrimental to its setting and relationship with the flood plain and South Downs National Park.
- 7) The design is, we understand, out of context with the key characteristics of the Conservation Area in terms of density, massing and ratio of unit to green space and gardens. It fails to genuinely enhance the locality but merely represents two fields of houses rather than highly productive crops.

The Ford Eco-Town failed and this is just another attempt to destroy the character of our rural village by stealth. Please do not allow Y/99/13 to get any further than the drawing board.

The Yapton Neighbourhood Plan has been developed using consultation with the relevant groups and considers the well-being of our community and, therefore, has a much stronger moral rationale which we ask you to uphold on our behalf.

Yours sincerely,

Mr. N. Frobisher & Ms. M. Ferguson

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