

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:

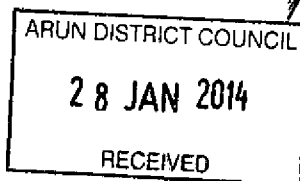
1. The site lies outside the clearly defined north eastern Yapton settlement boundary.
2. The site fails to comply with either saved Local planning policy or National Planning policy and ignores the findings of both the Options for Growth 2009 and the 2009 2012 SHLAA's.
3. The site is adjacent to the 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 on 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,

A solid black rectangular box used to redact the signature of the sender.

(Laurence Creamer)

Mr C Cronin
The Arun Civic Centre
Maltravers Road
Littlehampton BN17 5LF



*Park Lodge
Church Lane
Yapton
BN18 0EH*

27 January 2014

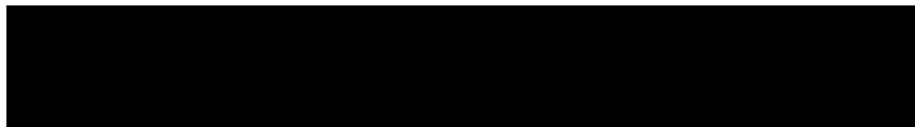
Planning Application Y/99/13
Land to the North & East of St Mary's Church Yapton

Dear Mr Cronin,

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

1. This is a green-field site consisting of prime agricultural land, crossed by several footpaths, and lies outside the clearly defined Yapton settlement boundary.
2. Yapton is a small rural village which has already identified several sites for approximately 100 new homes in line with Arun's planning targets. There is absolutely no need for a further 250 homes.
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 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.
5. Yapton does not have the infrastructure to accommodate 250 new houses which will change its character and place more stress on the village's limited facilities including medical practice, school, and already over-congested road network.
6. 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. The proposed site will certainly generate a large increase in car trips for commuting, taking children to school, and shopping.
7. The agricultural land on slightly higher ground to the north of Yapton provides vital flood protection. Concreting over these two large fields is likely to lead to more flooding problems by reducing the water run-off areas.

Yours faithfully



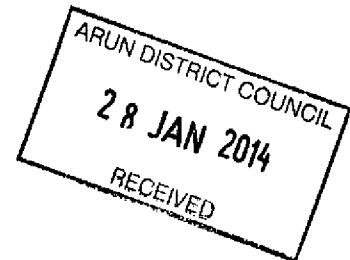
MRS RDM ROOKER ROBERTS

Chiddingfold House
Chiddingfold
Godalming GU8 4TS

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

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Yours faithfully,

A solid black rectangular box used to redact the signature of John Greenslade.

(John Greenslade)

Mr & Mrs W R Etherington
15 East Bank
North End Road
Yapton
Nr Arundel
West Sussex
BN18 0DJ



27 January 2014

Re: Planning application Y/99/13

Dear Sirs,

My wife and I having been residents of Yapton for the past 30 years and would like to register our strong objection to planning proposal Y/99/13 on the following grounds:

The proposal to erect 250 houses on active greenfield grade 1 arable land is wrong because it will destroy forever highly productive farmland and well used countryside footpaths that generations before have enjoyed and others continue to do so.

Yapton is a small rural village with limited facilities and North End Road where we live is already heavily congested with cars and lorries and at times it is down right dangerous to cross the road as a pedestrian or even get out of your car when returning home.

There is very little employment in this immediate area and any new residents of the proposed 250 houses would add even more vehicles to an already over congested road network with the need to commute daily to out lying areas of the district.

Yapton neighbourhood plan already accommodates the villages housing requirements for the next 15 years.

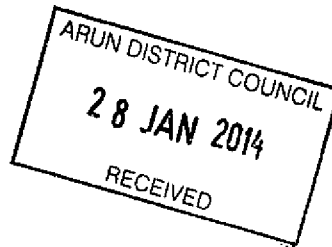
The Ford Eco Town project was rightly rejected as should this latest proposal be also.

We strongly urge you to reject this proposal.

Yours faithfully



Mr C Cronin
The Arun Civic Centre
Maltravers Road
Littlehampton BN17 5LF



Park Lodge
Church Lane
Yapton
BN18 0EH

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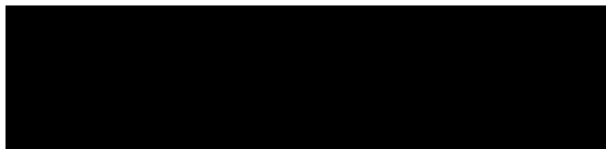
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Yours faithfully



(NICHOLAS ROBERTS)