

NO YAP-TOWN

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C/o Church Farm House
Church Lane
YAPTON
BN18 0EP

January 28th 2014

Mr Cronin
PLANNING OFFICE
Arun District Council
Arun Civic Offices
Maltravers Street
LITTLEHAMPTON

Dear Sirs

ST MARYS PARK, LAND NORTH OF CHURCH LANE, YAPTON

PLANNING REFERENCE Y/99/13

1. Introduction

The 'No Yap-town' Community Group represents and speaks for many of the residents of Yapton who believe that the agricultural land north of Church Lane and the associated Conservation Area is quite the wrong place to build 250 houses.

This proposal fails to meet key policy criteria set out in the National Planning Policy Framework (NPPF), saved policies within the 2003 Local Plan (2003 LP), policies within the draft 2013 emerging Local Plan (2013 LP) and is not supported by the evidence base gathered during the Local Plan consultation process, notably the revised 2012 SHLAA and the 2013 Sustainability Assessment (2013 SA). It disregards recently approved emerging Local Plan policies relating to ADC's housing numbers and Residual Housing Allocations, along with the confirmation of the 5 year housing supply; all approved by ADC's Full Council Meeting on 8th January 2014.

Finally, whilst there was a single viewing day when the outline plans were available for comment, the applicant has neither engaged nor consulted fully with the Community, and



has failed to participate in the draft Yapton Neighbourhood Plan process which has been canvassed extensively and is timetabled to go to referendum in July 2014.

2. Location and Character of the Site

The site is situated to the north of Yapton's St Mary's Church Conservation Area and lies outside the village settlement boundary as defined by both saved and emerging Local Plan Policy. The site provides the essential setting for both the St Mary's Church Conservation Area and the village settlement as a whole.

The introduction of built form beyond the existing St Mary's Church Conservation Area would therefore represent an inappropriate incursion into the countryside which would be visually isolated from and fail to relate to the existing natural settlement boundary of Yapton. The proposal would involve the loss of open land that would erode, to its detriment, the relationship between the Conservation Area, its listed buildings and the surrounding landscape, affecting the ability to appreciate and understand its historic development. Part of the rural quality would be lost to the detriment of the character and appearance of the Conservation Area when experienced from both within and around the locality.

This land currently enhances the rural openness and protects the clear sight lines towards the South Downs and Arundel. Both saved and emerging Local Plan Policy (LP 2013 Policy DM27) seek to preserve this natural environment and places equal weight on the importance of conservation areas and their 'setting', stating that the special character and appearance of conservation areas will be a material factor in planning decisions and that development which adversely affects the setting, character, appearance of or views into and out of a conservation area will be refused. This clearly mirrors the NPPF in relation to Heritage Assets, paras 126-141:

'seek(s) to conserve and enhance the historic environment. Account should be taken of the setting of heritage assets (including Listed Buildings and Conservation Areas)'

The site itself is large scale open arable farmland, typical of this area. There are no distinct or defining hedgerows dividing plots A and B thus creating an open and exposed impression of this rural setting. It should be noted that the site and farm land to the north appear seamless visually due to Ford Lane lying along the line of an historic dyke and it is therefore at a lower level (approx. 1.5m), thereby further enhancing the rural backdrop for the conservation area.

The proposed development would have a detrimental and irreversible impact on the locality, harming the character and beauty of this countryside which is identified as having negligible to low capacity to accommodate new housing. The site would not materially benefit from significant change, viz:

'The area (site71) is characterised by its open arable farmland with farmland rife landscapes and shallow valley features meaning that the landscape in this



***location has substantial landscape sensitivity with moderate landscape value and so low capacity for accommodating change.'* (2013 SA)**

Also, to ensure that the landscape character of the District and its sense of place and enjoyment by both residents and visitors are conserved and enhanced, the 2013 LP states that development should not:

'undermine the integrity of predominantly open and undeveloped character of the area' (Policy DM1).

A policy clearly reflecting the NPPF para 109 which states that development should strive to:

'protecting and enhancing valued landscapes, geological conservation interests and soils'

The proposal would fail to meet the high standard of the NPPF, para 17 of which stresses the need to:

'recognise the intrinsic character and beauty of the countryside' and 'contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value..... encourage effective use of land.....brownfield first...recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production)' (NPPF)

The sensitive location for this proposed housing development is therefore totally unsuitable and unsustainable for two isolated housing estates of this size and density. The proposal would be incongruous with its natural surrounds and the Conservation Area, having a significant and detrimental negative impact. The flat and open nature of the site makes it vulnerable to any significant physical or material change having a significant and irreversible negative impact on both the Conservation Area and its setting, as well as Yapton's rural nature.

3. The Proposal

It should be noted that this application, albeit within one document, consists of two separate proposals which are clearly stated as not being wholly and/or severally linked within the Deliverability Statement (Appendix 5).

Outline application 1 - HOUSING

Plots A and B - 10.5ha Housing Land comprising 250 dwellings with 1.4ha amenity/ancillary open space and landscaping

Outline application 2 - PARKLAND

Plot C – 14.9ha Parkland and green infrastructure corridors

The applicant states that Plots A and B, the Housing Land, is sustainable in its own right and in terms of open space and that it is not dependent on the Parkland and green infrastructure corridors (Plot C). Indeed, it states that the housing land will be de-linked from the Plot C via a freehold sale on the granting of outline planning permission, with the three parcels of land being treated independently in terms of landownership and for future development. The removal of the Parkland would therefore create two very isolated and independent housing plots and both Plot A and Plot B must be considered in their own right, not as one.

3.1 Housing Need

Yapton is a wholly inappropriate location for a housing development of this size and scale, as is the site itself. Yapton is clearly defined in the 2013 LP settlement hierarchy, which is substantiated by the 2013 SA, as a small village with restricted facilities and a clear infrastructure deficit along with having a low local housing need, viz:

'Yapton and Climping....as locations for development would be impractical as they would not be sustainable,....and there would be no wider benefits associated with development in these locations.' (2013 SA)

The proposal disregards the recently approved emerging Local Plan policies relating to ADC's housing numbers and Residual Housing Allocations, along with the confirmation of the 5 year housing supply; all approved by ADC's Full Council Meeting 8th January 2014. It also fails to consider the waiting list requirement for Yapton, currently 6 people.

In terms of housing numbers The Local Plan, although not yet fully endorsed by Full Council, allocates 100 new dwellings for Yapton Parish over the Plan period. Yapton Parish Council, with the Neighbourhood Development Plan Group, have identified and agreed in conjunction with landowners, sites which amount to this quota with 106 dwellings within the Neighbourhood Development Plan. At no time was the proposed site put forward for consideration by the Neighbourhood Plan Group despite extensive publicity calling for community and landowner involvement.

Finally, we believe that ADC is confident that there are sufficient allocated sites for housing to satisfy housing need in the District for the next 5 years.

3.2 Sustainability

The overall application, albeit outline, is devoid of any tangible detail to ascertain the proposal's true and full impact on Yapton, its rural surroundings and the community.

Without this level of basic detail, it is impossible to fully assess whether the proposal is sustainable in its own right. However, it is already clear that it fails in terms of sustainability and overall positive benefit to the community on environmental grounds for reasons already outlined. West Sussex County Council's own response recognises that the village does not



have adequate community facilities to support new families to seamlessly integrate into the village without negative impact.

Without detail of the ratio of housing types, analysis cannot be made as to the proposed demographic profile of the future inhabitants and their impact on Yapton's already strained infrastructure and limited facilities. For example, low rise 1/2 bed housing would indicate young professionals and/or a more elderly population both with very different needs, whereas larger units of 3/4 bedroom would indicate family units. The young being more likely to be car dependent and to out-commute, the elderly being dependent on public transport and easily accessible community facilities; whereas the family units will have a two-fold negative impact on the area in terms of out-commuting for work and the needs of young adults/students, etc. This lack of detail increases the difficulty of predicting the household type and need on local facilities and infrastructure or indeed any economic benefit that may be derived from the scheme, especially where housing need is not justified.

Without detail of the housing type, the transport assessment is based on very weak and uncertain assumptions which prejudices the whole study making it unfit for purpose.

The current application fails to demonstrate how it proposes to contribute positively to the established pattern of development in the north of the village, particularly the Conservation Area and its setting.

The Housing Land fails to integrate seamlessly with the surrounding area or to enhance the locality. It also fails to recognise the importance and sensitivity of the openness of the area and its relationship with the surrounding landscape and the South Downs by having minimal landscaping and open space in its own right. The consequence of the removal of the Parkland and infrastructure corridors (Plot C) would further magnify this landscape deficit on both the Conservation Area and its setting.

The Local 2013 Local Plan (Policy DM 17) promotes development to:

'make best possible use of the land by reflecting or improving upon the character of the site and surrounding area, in terms of its scale, massing, aspect, siting, layout, density.....'

It should be noted that, on economic, social and environmental grounds, sites considered in nearby locations have all been rejected as unsustainable in the 2009, 2012 or 2013 SHLAA and SA processes, these being:

- Site 98 - Orchard Business Park and the small field to the east of the employment area - rejected. 2009 SHLAA rejected the site and concluded that:

'the greenfield part of the site is not contained, given its close proximity to the Conservation Area just to the east and proximity to well used rights of way, is not considered suitable for development.'

- Site 70 - Corner of North End Road/Ford Lane – rejected. 2012 SHLAA (May) rejected this site in part as being:

‘too remote and inaccessible from village facilities.’

- Site 132 - Land at 2 Church Farm Cottages - rejected due to:

‘the landscape setting being extremely sensitive’.

The applicant refers to the proposal as being part of Site 71 - Ford: a new settlement for 5,000 dwellings. However, Site 71 has only ever been considered and promoted as a single comprehensive new settlement. This was to ensure the location could overcome all the key sustainability criteria raised in the 2013 SA and had least impact on the area. There is no agreed or accepted Master Plan for the settlement.

The site's economic importance to the District is also recognised by the 2013 SA which concludes that:

‘the location[site 71] as suitable for high yielding crops’ and that ‘development would have a significant impact through the loss of high grade agricultural land in the District.’

Finally, sustainability should be considered not simply for the present, but should run into future generations' needs. Yapton has a village allocation of 100 homes for the next 20 year period which it has identified - with 34 units already granted planning (Fellows Gardens Y/30/10). This allocation has been assessed to be sustainable over the 20 year period. Thus the cumulative impact of the village's actual need, plus an additional 250 homes, is not sustainable and will leave future generations with a significantly diminished settlement in terms of environment, sustainability and infrastructure.

In the absence of a signed and dated S106 Agreement, the proposal fails to demonstrate how the applicant will provide any infrastructure requirements to service the development and affordable housing, again bringing into question the true sustainability credentials of the proposal.

3.3 Community Engagement

The applicant claims that they have extensively tried to engage with the community and relevant key stakeholder groups.

It should be made clear that at no time until the issue of a letter dated 5th July to selected number of streets in Yapton was the community or other key stakeholder groups made aware of this housing proposal. It should also be noted that the scheme presented on the 5th August 2013 has not been amended to take into consideration any element of the community or key stakeholder feedback, thereby questioning the applicant's interpretation of community engagement.



Resident engagement

The applicant states that it has fully consulted with the community and that its findings are inconclusive. It should be noted that this assumption is based upon the findings of the applicant's questionnaire issued at its 'Drop-in afternoon on 5th August 2013. Publicity for this event was highly selective, with no public notices issued around the village or in the local press. Invite was by private letter only, thus excluding a large proportion of the community.

Despite this low level publicity 200 questionnaires were collected. The response rate was low (a 25% return) but these responses indicated that 94% of respondents were against the site being used for future housing.

The local community invited the applicant to attend a public meeting chaired by the local MP Nick Gibb on 27th September 2013 to present and discuss his housing proposal. This offer was declined. Nevertheless, the meeting still took place, with approximately 170 residents attending and unanimously voting against the proposal and the creation of the NoYaptown Group - which currently has 323 signatures on its petition.

Yapton Neighbourhood Plan Group (YNPG)

YNPG was set up in January 2011 and began publically calling for landowners to propose sites in the summer 2011, which resulted in a positive response. It has held three Drop-in Days, the first attended by the applicant on 9th February 2012. However, the applicant chose not to approach YNPG until 21st November 2013 - after his planning application had been first submitted.

Yapton Parish Council

The applicant has failed to engage with YPC in any pre-application discussions with regard to Yapton's housing need.

4. Conclusion

Paragraph 14 NPPF confirms a 'Presumption in Favour of Sustainable development' unless:

'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework as a whole;'

We believe that the St Mary's Park proposal for 250 houses should be refused on grounds of having a significant and demonstrably adverse impact on the nature and character of the St Mary's Conservation Area, Yapton village and its rural setting south of the South Downs and Arundel. The proposal is too large and would have a detrimental impact on the locality, harming the character and value of the countryside which is identified as having negligible-to-low capacity to accommodate new housing in ADC's 2013 SA.

The introduction of built form beyond the existing St Mary's Church Conservation Area and its setting would be an incongruous and inappropriate incursion into the countryside, which will both visually isolate from, and fail to relate to the existing natural settlement boundary of Yapton.

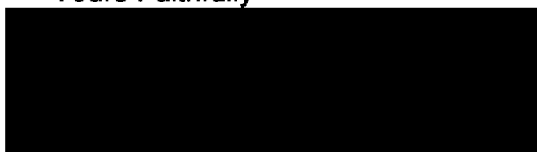
The development would not provide sufficient infrastructure improvements in the absence of a S106 Agreement rendering it unsustainable in terms of flooding, transport and community facilities. It is clear from West Sussex County Council's findings that the new residents would have to seek education, health and employment opportunities outside the village area.

The application includes a change of use from agricultural land to a country open space, extending to some 14.9 hectares retained in separate landownership. This will either be transferred to the Parish Council or run by a management company. The applicant states that this would safeguard this land from future development and would allow public access. However, this cannot be guaranteed in the long term, and no mechanism is proposed to ensure the funding for the maintenance of this in-perpetuity potentially becoming a burden to the whole Community.

The application appears premature, lacking in detail with important omissions, and with insufficient consultation with local residents along with a total disregard to both emerging Local Plan Policy and the Yapton Neighbourhood Plan. The NPPF states that the presumption in favour of sustainable development only applies where the benefits demonstrably outweigh any adverse impacts. This outline application clearly fails to demonstrate any tangible benefit to the Community or surrounding landscape having many 'dis-benefits' which substantially outweigh any suggested benefits within the application.

This application should therefore be refused.

Yours Faithfully



Vicky Newman (Mrs)

Chair

No Yap-town Community Group

www.noyap-town.co.uk

getinvolved@noyap-town.co.uk



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ARUN DISTRICT COUNCIL
TECHNICAL SUPPORT

28 JAN 2014

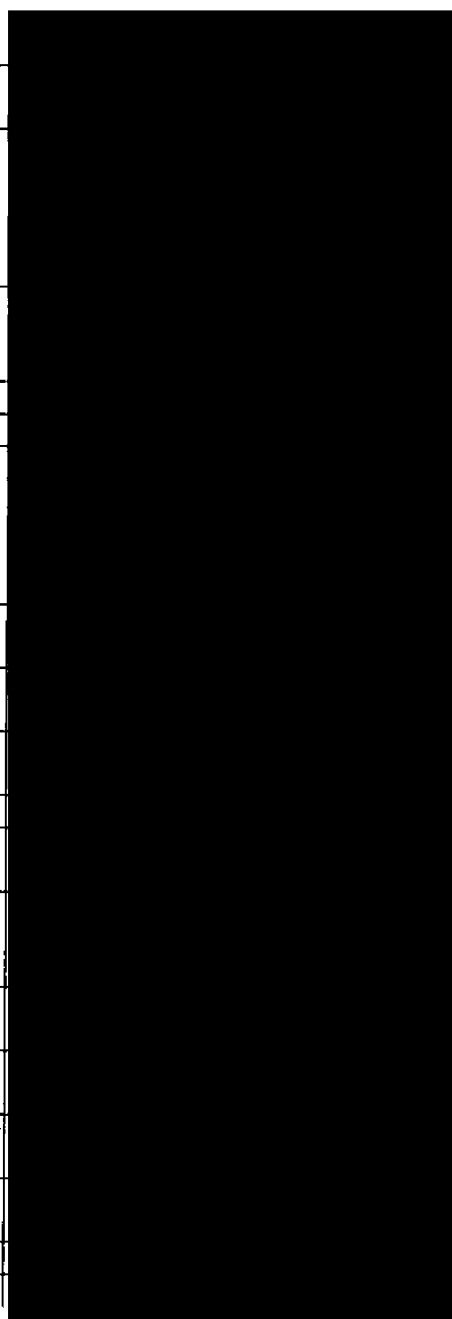
ACTION...

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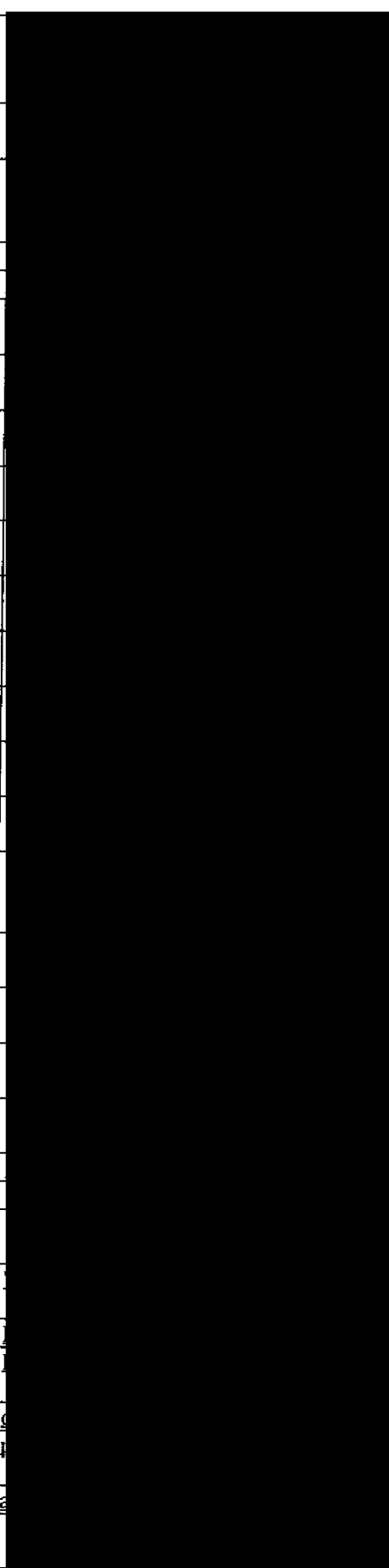


J Stemp	2 Elm Cottages, Church Road
Patricia Hope Scanlan [REDACTED] <i>(I am happy to help with admin)</i>	The Thatched Cottage, North End Road, Yapton, BN18 0DL
? Quillin ?	11 Graham Road
A & S Bence	3 The Poplars
A C Taylor	16 Tudor Close, Middleton-on-Sea, W Sussex
A Green	
Alan Francis Rosam	34 Fordwater Gardens, Yapton BN18 0HU
Alan Poland	2, Church Farm Cottages, Church Road, Yapton
Alison Humphries	Tierra, North End Road
Allen Misselbrook	Walene, Bilsham Road
Amy Simpkins	10 Woodview, Arundel, BN18 9ED
Andrew Squires	24 Downview Close, Yapton BN18 0LD
Ann Bonner	23 Tackle Road BN18 0HB
Ann Pannett	12, St Mary's Meadow





Dan Pannett	
Ann V Boxall	8 Victoria Villas
Anne Brearley-Smith [REDACTED]	Rumford House, Church Road
Anne Hollis	
Anthony Wyatt	
Audrey Dummer	3 Downview Road, Yapton, BN18 0HL
B W E Major	6 Fordwater Gardens, Yapton, BN18 0HU
Barbara Coombe	28 St Mary's Meadow
Bethan Attfield	48 Fordwater Gardens, Yapton BN18 0HU
Brian Misselbrook	17 Longacre Park, Maypole Lane, Yapton BN18 0DR
C & S Taylor	1, Park Cottages
Carol Berryman	3 Lambourne Way, Tongham, Farnham, Surrey GU10 1AB
Carol Faulkner	6 The Poplars
Caroline O'Neill	Cherry Avenue
Charley Williams	1 Church Farm Cottages, Church Road, BN18 0EP
Chris Thomas	BN18 0EH
Christine Murphy	16, St Mary's Meadow
Clare Mossop	31 St Mary's Meadow
Colin Adams	3 Downview Close, Yapton BN18 0LD
D J Muskett Leaman	42 Downview Road, Yapton BN18 0HJ
David Day	
David turton	
Dawn Ford	44 Nelson Row, ?
Dawn Meeks	19 Downview Close, Yapton BN18 0LD
Debbi bellisio	
Debbie Pearson	1 Downview Road, Yapton, BN18 0HL
Denise Smith	
Denise Squires	24 Downview Close, Yapton BN18 0LD
Derek atkins	
Derek B Jukes	21 St Mary's Meadow,



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Derek Kemp	4 ? Road
Dianne Taylor	The Peppercorns, Church Lane, Yapton BN18 0EH
Don Long	3, Holmlea, Church Road
Doreen Kemp	4 Mackie Road?
E Sturt	Ferndale House, Burndell Road
Edwina White	56 Downview Road
Eileen Johnson Thorne	21 Downview Close, BN18 0LD
Eirwen Garraway	Hayes Bank, Copse Lane, Walberton, Arundel, W Sussex BN18 0QH
Ella M Page	Chipperfield, Church Lane
Emma Attfield	48 Fordwater Gardens, Yapton BN18 0HU
G J Ebben	Amberley Cottage, 4 The Lychgates, BN18 0JN
Gaida parsons	
Gill Henry	
Grace Aldis	Amberwell, North End Road,
Graham Coomber	28 St Mary's Meadow
Graham Sapsford Lighting Cameraman	The Croft
Grahame Jackson Ebben	Amberley Cottage, 4 The Lychgates, Yapton BN18 0TN
Greg Sharp	12 The Millers
Guy Woodcraft	
Helen Hunt	
I Dack	Shamrock, Bilsham Road
Ian Midgley	38 Downview Road, Yapton BN18 0HJ
Iris Adams	34 Downview Road, Yapton BN18 0HJ
J Brewer	11 Downview Road, Yapton
J Gardner	19 Downview Road, Yapton BN18 0HC
J Leaman	42 Downview Road, Yapton BN18 0HJ



J Mills	Walnut Tree Cottage,.....Road	
J Phillips	47, South Dean Close	
J Phillips	11 Graham Road	
J Robinson	12 Downview Road, Yapton	
J Ryan	12 East Bank, North End	
J Wilby	46 Downview Road, Yapton BN18 0HJ	
Jackie Taylor		
Jacky Straker	1 Wicks Cottages, Ford Lane	
James Lockyer	Wilbess, Furnace Farm Road, Felbridge, East Grinstead, West Sussex RH19 2PU	
Jan Crockett	9 Downview Road	
Jan Gardener [REDACTED]	19, Downview Road	
Jane James	1 Downview Way, Yapton, Arundel, West Sussex, BN18 0HN	
Jason ewens		
Jean Sprenkel	11 Longacre Park, Maypole Lane, Yapton BN18 0DR	
Jessica Burchell	186 Fitzalan Road, Arundel BN18 9JZ	
Jim Payne [REDACTED]	Lake Barn, Maypole Lane	
Jo Hyde	Willow Cottage, Church Road	
John Bunyan		
John Slater	St Mary's Meadow,	
John Walker	6 St Mary's Meadow, Yapton BN18 0EE	
Jon McClelland McClelland	Singamari, Church Lane	
Judy Griffiths	11 The Poplars, Church Road	
Julie Bailey	5 Laburnum Cottages BN18 0DX	
Julie grice		



Julie Hopkins	9, St Mary's Meadow, Yapton
Julie McClelland	Singamari, Church Lane
K Jones	30 Ellis Close, Arundel
K Russel	16 Downview Close, Yapton BN18 0LD
K Syrimi	2 The Poplars
K W Wonsdell ?	29 St Mary's Meadow
Karen Willmer	
Katharine Hobson	52 Downview Road, Yapton
Keith Napper [REDACTED]	2 Park Cottages, BN18 0DT
Kevin Ayling (IT Consultant)	The Homestead
Kim Hayman	18 Downview Road, Yapton BN18 0HJ
Kirsti Marsh	56 Ford Road, Arundel BN18 9EX
L Stevens	5 Tack Lee Road, BN18 0HB
Laura Wallbridge	2 Downview Way, Yapton BN18 0HN
Leon Robinson (Commercial Manager)	Old School House, North End Road
Lesley Levett	3 Wicks Cottage, Ford Lane
Linda Payne [REDACTED]	Lake Barn, Maypole Lane
Linda Wilson	Park House, Church Lane
Lisa Adams	3 Downview Close, Yapton BN18 0LD
Lisa Brett	26 Downview Road, Yapton BN18 0HJ
Louisa Gasner	Twelfth of Never, Church Lane
Lynda Simpkins	10 Wood View, Arundel
Lynn Davids	2 Turpins Mount
Lynn Sharpe	12 The Millers
M Andrews	
M Coleman	40 Blenheim Road, Yapton

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M N Aubon	11 Downview Way, Yapton	
Maria Henderson	5 Greenfields Close, Horsham, West Sussex RH12 4LG	
Maria Thomas	BN18 0EH	
Marilyn Gasnier	32 Fordwater Gardens, BN18 0HU	
Marilyn Hammerton	Coachman's Cottage, Church Lane	
Marjorie Walker	6 St Mary's Meadow, Yapton BN18 0EE	
Mark Taylor	22 St Mary's Meadow	
Mary Kinnersly [REDACTED]	Tall Trees, Church Road, BN18 0EJ	
Mary Po..... [REDACTED]	2, Church Farm Cottages, Church Road	
Maureen Sheppard	24 Downview Road, Yapton BN18 0HJ	
Michael Attfield	48 Fordwater Gardens, Yapton BN18 0HU	
Michael Morrison	40 Downview Road, Yapton BN18 0HJ	
Michael Peskett		
Michael Ralley	22 The Croft, North End Road, Yapton, BN18 0HZ	
Mike Barnard	Baytree Cottage North End Road	
Mike Crockett	9 Downview Road	
Mr A Hawkins	Cedar Lodge, Cinders Lane	
Mr G Wilby	46 Downview Road, Yapton BN18 0HJ	
Mr Vogel	4 Briar Close	
Mrs A Hawkins	Cedar Lodge, Cinders Lane	
Mrs G Wilby	46 Downview Road, Yapton BN18 0HJ	
Mrs Vogel	4 Briar Close	
Myra Bicknelle [REDACTED]	2 Laburnum Cottages, Main Road	
N Sturt	Ferndale House, Burndell	

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	Road
Nancy Aspinwall	Cornerstones, Church Road, Yapton
Naomi Harding	58 Downview Road, Yapton BN18 0HJ
Nicholas Frobisher	Victoria House, Main Road,
Nicholas Hopkins	9, St Mary's Meadow, Yapton
Nick Cox	32 Downview Close, Yapton
Nick Hopkins	9, St Mary's Meadow
Nicola Bunt	35 Downview Way, Yapton
Nigel Bickle	The Roots, Bilsham Road
Norman Prescott	4 Downview Way, Yapton
O M Jukes	21 St Mary's Meadow BN18 0EE
P Blumer	Fernleigh, The Street, Walberton, Arundel BN18 0PH
P Colston	26 Wooldridge Walk, Climping, Littlehampton BN17 5TB
P D Marsh	7 Orchard Cottages, Westergate Street, Woodgate, Chichester
P Goode	Lodge Cottage, Church Road
P H Jones	Yapton Metal Co
P shau	
Pat Mills	Fairview, Bilsham Road
Patrica Gadd	
Paul Hammerton	Coachman's Cottage, Church Lane
Paul Walker	Church House
Paul Williams	The Old Dairy, Church Farm Cottages, Church Road, Yapton BN18 0ED
Pauline Williams	1 ChurchFarm Cottages, Church Road
Peter Davidge	
Peter Davids	2 Turpins Mount
Peter Elkin (100 sigs)	Brambles, North End Road

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Peter Gadd	
Peter Newman [REDACTED]	Church House
Peter Sargent	Little Orchard, BN18 0EH [REDACTED]
Philip Kinnersly [REDACTED]	Tall Trees, Church Road, BN18 0EJ
Richard Hayes	The Rectory, St Mary's Meadow
Richard Marsh	56 Ford Road, Arundel, BN18 9EX ?
Richard parsons	
Richard Taft	8 Wick Close, Felpham, PO22 8QE
Rio Neaver	Pippin Cottage, North End Road
Rita Wallace	Church Farm Mews, Church Lane, Yapton BN18 0EP
Robert Wallbridge	2 Downview Way, Yapton BN18 0HN
Robert White	28 Downview Close, Yapton
Robin Griffiths	11 The Poplars, Church Road
Ross Mungeam	Eucalyptus House
S Bence	3 The Poplars
S Boxall	10 Downview Road, Yapton
S Derekis	9 East Bank
S E Marsh	7 Orchard Cottages, Westergate Street, Woodgate, Chichester
S Jones	30 Ellis Close, Arundel
S Shau	
S. Spencer	4, The Poplars,
Sally Williams	91 Loveys Road
Sara Spencer	The Poplars, Church Road
Sarah Napper [REDACTED]	2 Park Cottages, BN18 0DT
Sarah peskett	
Sean Murphy	16, St Mary's Meadow
Sharon Heaver	Harptree Cottage, North End Road

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Stuart Spencer	19 Ilex Way, Middleton on Sea, PO22 6PQ
Sue Trust [REDACTED]	7 St Mary's Meadow
Suzn Cleere	40 Grove Road, Burgess Hill, West Sussex
T Derekis	9 East Bank
T Gasnier	Twelfth of Never, Church Lane, BN18 0EH
T Hier	8 The Poplars
Tessa Blyth	35 Cherry Avenue
Tim grice	
Tom Law	Majenta, 13 Fordwater Gardens BN18 0HU
Tony Buswell	5 Downview Close, Yapton BN18 0LD
Tracey Collett	
Tracey Hayes	30 St Mary's Meadow
Tracy Spencer	19 Ilex Way, Middleton on Sea, PO22 6PQ
Tricia Wales	The House
V Graham	34 Downview Close, Yapton, BN18 0LD
V M G Page	Ferncroft, Burndell Road
Vickie McCudden [REDACTED]	3, The Lychgates,
Vicky newman	Church farm house
Willem Sprengel	11 Longacre Park, Maypole Lane, Yapton BN18 0DR

239 signatures

Derek B Jukes	21 St Mary's Meadow, BN18 0EE
A C Taylor	16 Tudor Close, Middleton-on-Sea, W Sussex
Alan Francis Rosam	34 Fordwater Gardens, Yapton BN18 0HU
Amy Simpkins	10 Woodview, Arundel,

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	BN18 9ED	
Andrew & Denise Squires	24 Downview Close, Yapton BN18 0LD	
Andrew Blumer	Fernleigh, The Street, Walberton, Arundel BN18 0PH	
Audrey Dummer	3 Downview Road, Yapton, BN18 0HL	
B W E Major	6 Fordwater Gardens, Yapton, BN18 0HU	
Brian Misselbrook	17 Longacre Park, Maypole Lane, Yapton BN18 0DR	
Carol Berryman	3 Lambourne Way, Tongham, Farnham, Surrey GU10 1AB	
Colin & Lisa Adams	3 Downview Close, Yapton BN18 0LD	
Dawn Meeks	19 Downview Close, Yapton BN18 0LD	
Debbie Pearson	1 Downview Road, Yapton, BN18 0HL	
Dianne Taylor	The Peppercorns, Church Lane, Yapton BN18 0EH	
Emma, Michael & Bethan Attfield	48 Fordwater Gardens, Yapton BN18 0HU	
Grahame Jackson Ebben	Amberley Cottage, 4 The Lychgates, Yapton BN18 0TN	
Ian Midgley	38 Downview Road, Yapton BN18 0HJ	
Iris Adams	34 Downview Road, Yapton BN18 0HJ	
J Brewer	11 Downview Road, Yapton	
J Gardner	19 Downview Road, Yapton BN18 0HC	
J Robinson	12 Downview Road, Yapton	
James Lockyer	Wilbess, Furnace Farm Road, Felbridge, East Grinstead, West Sussex RH19 2PU	
Jane James	1 Downview Way, Yapton, Arundel, West Sussex, BN18 0HN	
Jessica Burchell	186 Fitzalan Road, Arundel BN18 9JZ	
John Walker	6 St Mary's Meadow, Yapton BN18 0EE	
Julie & Nick Hopkins	9, St Mary's Meadow	
K Jones	30 Ellis Close, Arundel	
K Russel	16 Downview Close, Yapton BN18 0LD	
Katharine Hobson	52 Downview Road, Yapton	
Kim Hayman	18 Downview Road, Yapton BN18 0HJ	
Kirsti Marsh	56 Ford Road, Arundel BN18 9EX	
Lisa Brett	26 Downview Road, Yapton	

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	BN18 0HJ
Lynda Simpkins	10 Wood View, Arundel
M N Aubon	11 Downview Way, Yapton
Maria Henderson	5 Greenfields Close, Horsham, West Sussex RH12 4LG
Marjorie Walker	6 St Mary's Meadow, Yapton BN18 0EE
Maureen Sheppard	24 Downview Road, Yapton BN18 0HJ
Michael Morrison	40 Downview Road, Yapton BN18 0HJ
Michael Ralley	22 The Croft, North End Road, Yapton, BN18 0HZ
Miss Charley Williams	1 Church Farm Cottages, Church Road, BN18 0EP
Mr & Mrs Anderson	26 Downview Close, Yapton
Mr & Mrs G Wilby	46 Downview Road, Yapton BN18 0HJ
Mr D J Muskett & Mrs J Leaman	42 Downview Road, Yapton BN18 0HJ
Mr J L and Mrs Ann Bonner	23 Tacklee Road BN18 0HB
Mr P J Colston	26 Wooldridge Walk, Climping, Littlehampton, BN17 5TB
Mrs Eileen Johnson Thorne	21 Downview Close, BN18 OLD
Mrs Eirwen Garraway	Hayes Bank, Copse Lane, Walberton, Arundel, W Sussex BN18 0QH
Mrs J Wilby	46 Downview Road, Yapton BN18 0HJ
Mrs L Stevens	5 Tack Lee Road, BN18 0HB
Mrs O M Jukes	21 St Mary's Meadow BN18 0EE
Mrs P Blumer	Fernleigh, The Street, Walberton, Arundel BN18 0PH
Mrs P Colston	26 Wooldridge Walk, Climping, Littlehampton BN17 5TB
Mrs V Graham	34 Downview Close, Yapton, BN18 OLD
Ms Marilyn Gasnier	32 Fordwater Gardens, BN18 0HU
Ms T Gasnier	Twelfth of Never, Church Lane, BN18 0EH
Naomi Harding	58 Downview Road, Yapton BN18 0HJ
Nick Cox	32 Downview Close, Yapton
Nicola Bunt	35 Downview Way, Yapton
Norman Prescott	4 Downview Way, Yapton
P D Marsh	7 Orchard Cottages, Westergate Street, Woodgate,

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	Chichester
Paul Williams	The Old Dairy, Church Farm Cottages, Church Road, Yapton BN18 0ED
Peter Bryant	18 St Mary's Meadow Yapton BN18 0EE
Peter Sargent	Little Orchard, BN18 0EH
R K Taylor	The Peppercorns, Church Lane, Yapton BN18 0EH
Richard Marsh	56 Ford Road, Arundel, BN18 9EX ?
Rita Wallace	Church Farm Mews, Church Lane, Yapton BN18 0EP
Robert & Laura Wallbridge	2 Downview Way, Yapton BN18 0HN
S Boxall	10 Downview Road, Yapton
S E Marsh	7 Orchard Cottages, Westergate Street, Woodgate, Chichester
S Jones	30 Ellis Close, Arundel
Stuart Spencer	19 Ilex Way, Middleton on Sea, PO22 6PQ
Suzn Cleere	40 Grove Road, Burgess Hill, West Sussex
Tom Law	Majenta, 13 Fordwater Gardens BN18 0HU
Tony Buswell	5 Downview Close, Yapton BN18 0LD
Tracy Spencer	19 Ilex Way, Middleton on Sea, PO22 6PQ
Willem & Jean Sprengel	11 Longacre Park, Maypole Lane, Yapton BN18 0DR
S Philby	
Mr and mrs w r etherington	
Catriona goldsmith	
WEBSITE SIGNATURES	
Richard Angus	
Mike Trodd	
Elaine cordingly	
Andrew hodby	
Nicola hovel	
Jeff fortescue	
Tim boswijk	
Graham pratt	
Megan morgan	
Shelia taw	
Graham taw	
Victoria Lloyd	

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David attwood	.	
Judith goss	.	
Clare mckee	.	
Kevin mccann	.	
Tim scott	.	
Eric Wilson	.	
Lynda wilson	.	
Rebbecca Wilson	.	
Lynn sharpe	.	
Hayley Williams	.	
Ian williams	.	
Linda Sabini	.	
Peter Sabini	.	
Peter Newman (26)	.	

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