

Cian Cronin MRTPI
Senior Planner (Strategic Development)
Arun District Council
Arun Civic Centre
Maltravers Road
LITTLEHAMPTON
West Sussex
BN 17 5LF
30 January 2014

Dear Mr Cronin,

**PLANNING APPLICATION Y/99/13 – LAND NORTH
OF ST MARYS CHURCH, YAPTON**

Please find below my comments and objections to this planning application :

This development does not contribute to protecting and enhancing the natural, built and historic environment which as part of the environmental role in paragraph 7 of the NPPF is one of the three dimensions which achieve sustainable development.

Paragraph 14 of the NPPF makes it quite clear that where the suitability of policies is in dispute, permission should not be granted where any adverse affect of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies contained in the framework taken as a whole.

On the DEFRA Agricultural Classification map of the area, the land is shown as Grade one although the Planning documents describe it as Grade two agricultural land.

The site lies outside the Village built up area boundary on which development will only be permitted if it meets the operational needs of agriculture, horticulture or forestry.

The character and setting of the Conservation Area are enhanced by the views over the farmland that will be used for this development. Arundel Castle and the South Downs National Park can both be viewed from the church and adjacent homes in the Conservation area. It is an extremely sensitive area, a fact noted in the documentation for rejected site 132 of ADC's 2009 SHLAA document.

This proposal will have a major impact on the character and setting of the St May's Church Conservation Area. The views both into and out of the Conservation Area are an important feature.

Despite a contrary statement by the agent in their planning documents ADC have a housing land supply of 5.34 years which is in accordance with the requirements of the NPPF.

ADC's most recent Housing register list records the need by six band B applicants for housing in Yapton and no band A applicants. Yapton has provided one of the highest numbers of affordable housing in the district in the past five years and there are more in the pipeline as part of applications Y/81/10 presently under construction and Y/30/13.

For some reason the applicant has chosen not to have this proposal included in either the ADC Local Plan or the Yapton Neighbourhood Plan.

Yapton Neighbourhood Plan has allocated one hundred and twenty homes in their emerging plan exceeding the minimum of one hundred allocated in ADC's Local Plan by twenty per cent.

The site is part of ADC SHLAA site 71 Ford Eco Town which was only intended for consideration as one large site so that the area could benefit from provision of new and improved infrastructure.

Employment in Yapton is extremely scarce. Many businesses have left the area. One industrial estate have been replaced by fifty nine affordable homes and another has been demolished awaiting replacement with eighteen homes of which at least six will be affordable. The lack of employment encourages car use to reach a place of employment. The half hourly 700 coastal bus service is not reliable enough for people to use for this purpose, due to congestion predominately on the A259 during peak hours. Yapton railway Level crossing which has become a serious risk to both road and rail users is on one of the two main routes from the site to the A27. This is acknowledged by both ADC, WSCC and Network Rail.

The local primary school will reach capacity in 2017 and this will increase the need to travel by car to alternative schools.

Ford Lane was seriously flooded five years ago adjacent to site B in this planning application.

To conclude, I am unable to find anything positive about this application and I therefore ask that it be rejected before it permanently destroys the character and setting of one of the most important parts of the village. The land is currently used for crop production and yields are extremely good. The crops emphasise the rural nature of the Conservation Area. Houses should be built where there is a need and where they will have a less damaging affect on the environment. Current needs in the village are low and future established needs have been catered for in the emerging Neighbourhood Plan which reflects the wishes of the local community.

Could you please acknowledge receipt by e-mail.

Yours sincerely,

A black rectangular box redacting the signature of the sender.