



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

5th January 2022

Nova Harris
The Nutshell
Bilsham Road
Yapton
West Sussex
BN18 0JN

Case Officer: Mr D Easton
Telephone: 01903 737500 ex37361
Email: david.easton@arun.gov.uk

Dear Sir/Madam,

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Application No: Y/127/21/RES

Site Address: Land at Bilsham Road Yapton

Description of works: Approval of reserved matters (appearance, landscaping, layout and scale) following the grant of Y/91/17/OUT for 250 No dwellings with associated parking, road/footway/cycleway provision, open space, landscaping, surface water attenuation & ancillary works (resubmission following Y/152/20/RES). this site is not CIL Liable as in Yapton Strategic Site.

Thank you for your internet representation made on 4th January 2022 which has been recorded as an objection with the comments as follows:

OWPC42960

The Nutshell, Bilsham Road was built in the late 1700's the cottage is facing directly onto the site which is to be developed.

Opposite the cottage is an informal layby which has served for parking for properties on this end of Bilsham Road for many, many years, this includes deliveries, visitors and owners of the properties.

On first glance it looks that the layby won't be impacted by the development however on closer inspection and some discovery it has been confirmed that this layby will no longer exist due to a footpath that will be put in place to link the bus stop to the new estate and the visibility splay required to access the new estate entrance.

It has been said that WSCC has not requested for a layby to be incorporated into the layout and plan. This may be an oversight on the councils part, or it may not have been brought to their attention. I am requesting that there be a layby incorporated as a safe place to deliver or for residents & visitors to park to the properties at this end of the village. Once lost this can never be recovered, I feel its important to secure this before it is too late. The road is becoming increasingly busier and with this development and the one that is potentially going to follow alongside in the next field along Bilsham Road for 200 more houses (Y/116/21/ESO) the road will need more than ever to have a safe space to pull in or park. You will see from all older roadside properties in the village they have some form of layby parking throughout the village, this can be seen by the properties either side close to Drove Lane, by the cottages close to Bilsham stores, North End Road. Formal or informal they are a necessity.

It has been suggested that the off street parking in the nearby road should be used however the roads are extremely busy already and if you visit evenings and weekends you will see there is no availability. Equally why should the local streets suffer for a new development, they should be designed to be harmonious.

My second concern is the number of houses which are proposed to be facing Bilsham Road, this should be in keeping with the street and be spaced in accordance with the other houses on the street and also as green as possible with maintained trees and grass to compensate for the loss of the outlook over fields.

lastly the plans show a bench on the entrance to the estate, could this encourage people to hang out in this area? Is the bench there for a particular reason. I feel the benches should be where there is a nice outlook and nature area rather than on the corner of the road.

I hope these considerations will be taken into account so all can live harmonious should the development go ahead.

Many Thanks
Nova Harris

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website

<https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to

<https://www1.arun.gov.uk/planning-application-finder>