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10th January 2022

Stephen Scanlon
6 Graham Road, Yapton
Arundel
West Sussex
BN180JT

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 8th January 2022 which has been recorded as an objection with the comments as follows:

OWPC43076

I am objecting to this planning application for several reasons.

The original planning application showed 5 properties facing onto Bilsham road on the south east border of the development on Bilsham road. It now shows 9 with hardly any spacing between each property. This is not in keeping with the local character of Bilsham road where there are perceived spaces between each property or they are set back from Bilsham road engendering a feeling of space and openness when you enter the village from the south. Although in your revised plan dated 5/01/2022 you show a street scene that purports to show local character, this is in fact the centre of the development away from any through traffic and not on the frontage of Bilsham road.

The SuDS water catchment areas have been enlarged in area/volume to compensate for the lack of soil permeability but the plan shows that permeable paving is still being relied on in the south eastern end of the development toward Bilsham road which will not work especially in a severe weather situation.

There are no SuDS areas planned in drawing 19-326/009 Rev.Q on the south eastern end of the site dated Feb 20. (this is an older drawing than previously submitted but submitted 05/01/2022). All of this area at present drains toward Bilsham road and during heavy spates of rain the whole road can flood for a short amount of time. I am concerned that there has now been an increase to the density of properties and roads in this area to compensate for the larger SuDS areas further into the site compared to the original application Y/91/17/OUT.

This I believe will increase the surface water run off causing more severe flooding in Bilsham road. There is now a further 27 properties and associated roadways and drives planned all draining onto Bilsham road in a small area, possibly causing water to enter some of the older properties that are near to the junction of the proposed Bilsham street/ Bilsham road junction. At present if there is a significant amount of rainfall the road floods all the way across in the frontage along the Bilsham road and now if this density of housing toward the Bilsham road end is increased the matter will get significantly worse.

The original density of buildings as shown in the original plan Y/91/17/OUT should be retained to prevent flash flooding and keep in the character of the village.

The semicircle of 3 seats planned at the junction of the proposed Bilsham street where it meets the junction of Bilsham road near the lamp post will encourage antisocial behavior in the evenings and I think this should be omitted from the junction but keep the bin and the sign. There seems to have no purpose for the seating here.

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>