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29th January 2021

Tim Lacey
Tirol
Bilsham Road
Yapton
BN180JN

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@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/152/20/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.

Thank you for your internet representation made on 29th January 2021 which has been recorded as an objection with the comments as follows:

OWPC33341

This has not been well thought through. The fences on this site have been up for months and have cut off public rights of way, which is, I assume illegal. The simple fencing off of an open space that leads to many public rights of way is quite simply criminal especially at a time of national lockdown when people need to exercise merely to keep their sanity! That said, I note the objections around the lack of school places, the limited availability of medical facilities within the village, the fact that there are not enough shops to support the rise in population, a lack of youth services and in terms of pubs/restaurants and social activities, you are quite obviously re-creating the failed social models of the 1960s where we tried to lever in many people into confined areas (the rise of the tower blocks) without providing them with the facilities to socialise - degree in geography - can point you to many such failed experiments across the globe. But to the key observations I would like to report - no apparent drainage on the roads opposite the developemnt - we already have significant surface water when it rains - will the council indemnify residents against flooding/water damage? Traffic - really have you looked at the road - traffic entering and exiting its own driveways along Bilsham Road will be significantly disadvantaged with the addition of a further 250 cars coming out on to the road at rush hours. The Junction between Yapton Road and the A259 is bad at Rush hour currently with 250 additional vehicles you are not only compounding this issue but actually creating the circumstances where people through many young children lateness or undue pressure will take chances and as a result cause more accidents, injuries and ultimately deaths - the fact that i see many young children at the opposite end of Bilsham Road when they are going to school also raises the risk of young children being knocked down by an extra 250 cars a day! Really you cannot proceed with this matter without first creating traffic management systems (traffic lights, pedestrian crossings, roundabouts) at either end of the road. The question I would ask

before, you the council proceed with this project is how many empty houses do you have across the authority area? You have the power to compulsory purchase, buy those, the facilities exist and then revise your development plans! And finally... I work in employment and skills, I work for 12 of the largest boroughs in the country, if you are to go with this, or even a smaller revised model I would request, no insist, that the section 106 funding you have secured is committed to the development of facilities for the residents of Yapton, that the legally required social value outcomes be agreed with the parish council and residents of the village so that we create a sustainable network of support and facilities for all of the residents AND THAT ALL REQUIREMENTS AROUND APPRENTICESHIPS AND EMPLOYMENT ARE FIRST PROVIDED TO THE YOUNG PEOPLE AND UNEMPLOYED RESIDENTS OF YAPTON... And knowing how these schemes work, subject to the successful achievement of the apprenticeship or probation period - the construction company are compelled to keep those individuals employed for a minimum of two years

Kind regards,
Tim Lacey

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/planning-decision-process>.

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control 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 www.arun.gov.uk/planning-privacy-statements

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://www.arun.gov.uk/planning> and click into Local Planning Application Finder.