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5th February 2021

Jo Lacey
Tirol, Bilsham Road, Yapton
Bilsham Road
Arundel
West Sussex
BN18 0JN

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 4th February 2021 which has been recorded as an objection with the comments as follows:

OWPC33514

Dear Madam,

My home overlooks the the proposed building area, which is currently a large field, with stunning evening sunsets, across open countryside, edged by trees.

I wish to object to this application for the following reasons:

I am very concerned over our loss of privacy, caused by being overlooked, the visual impact of the build, the noise and disturbance from potentially 250 new homes, and around 500 more cars, will cause. There is already, a huge number of houses, currently being built in Yapton.

The infrastructure suggested to support this increase, which does not appear to be happening in the nearby locality, and I have seen suggestions for this to be built several miles away, rather than locally i.e schools, shops and GP surgeries.

I believe 250 homes, in such a small area, is unacceptably high density housing, and over-development of the site, and it involves loss of open aspect of the neighbourhood, and will have negative impact on the character of the neighbourhood, and the loss of existing views from neighbouring properties, which would adversely affect the residential amenity of neighbouring owners.

This development would also adversely affect highway safety, and the convenience of road users, since the local roads are small and winding, without adequate pavements, and often used by cyclists, and already have high potential for accidents and loss of life is huge.

At peak times long queues reach to the end of Bilsham Road, where drivers often take huge risks in order to

pull out onto the main road, and if walkers have to be very aware of traffic, as there is a need to jump into the undergrowth to prevent being hit by cars.

I also have grave concerns around the drainage, after the area has been developed. There is water draining from the waterlogged field onto Bilsham Road at this present time, and once this area, which has a naturally high water table, is built on, this is likely to cause flooding.

Finally this area was previously used by local children and families for leisure pursuits, and was fenced off around a year ago, preventing people from walking in this area, when the local footpaths became too overgrown. Have there been considerations made for play areas and open space in this application, as well as landscaping, including tree planting, to take into account additional pollution caused by additional traffic?

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.