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9th May 2025

David Thomas Foy  
Rowan Cottage,  
Grevatts Lane West, Bilsham  
Yapton  
BN180LA

**Case Officer:** Mr S Davis  
**Telephone:** 01903 737874  
**Email:** [Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)

Dear Sir/Madam,

**Town & Country Planning Act 1990 (as amended)**  
**Town and Country Planning (Development Management Procedure) (England) Order 2015**

Application No: Y/32/25/PL

Site Address: Land West of Bilsham Road Yapton BN18 0LA

Description of works: Erection of 170 No. residential dwellings (30% affordable), parking spaces, internal site roads, public open space, children's play space, pumping station, surface water drainage features, landscaping and associated works. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 8th May 2025 which has been recorded as an objection with the comments as follows:

OWPC76337

Firstly, there are already far too many houses being built in the Yapton area. For the past couple of years the volume of housing has doubled, with housing to the North and to the South-east, as well as 250 homes currently nearing completion just south of the centre of Yapton, and the start of 1500 homes being built to the North-east of the village - so much so that we can no longer call Yatton a 'Village' but more of a sizeable Town.

And where are the ancillary services to feed these extra homes? Where are the Doctors surgeries, the additional Schools for the new children, the additional shops to cater for the increased demand. There are none of these indicated in the current sprawl of housing, and I certainly don't see these included within the current proposal!

We had had enough of new housing, and where indeed is the 'need' for this in the community. Many of the current houses still remain unoccupied.

The current Bilsham Road to Yapton is a small winding 'B' road, leading down to a very busy junction on the A259. Because of current increased traffic, the majority of which are turning right towards Bognor, there have been numerous collisions, and some fatalities at the junction with this 50mph speed limit A259, and until the County Council can fund a better junction arrangement, any new housing will just exacerbate the problem. There is just one entrance/exit from the site on to Bisham Road, and all new traffic will simply add to the current problems when trying to turn down towards the A259 from a small but busy 'B' road. The proposed Transport Survey is a joke - trying to encourage people to take public transport or car-share. It is pie-in-the-sky thinking, and will not work in this environment.

The land itself is 'flooding-susceptible', and current wastewater pipework will not be sufficient to take the increase of 170 units.

Taking the current wildlife into account, they have been squeezed into a small corridor from the south of the current 250-home scheme to the A259. Further squeezing to accommodate the extra 170 units will be intolerable and will blight the southern part of the landscape.

No, we definitely do NOT need any more housing in this area, and this scheme must be rejected.

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. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. 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](mailto: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>**