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12th May 2025

Steve Scanlon  
6 Graham Road  
Yapton  
Arundel  
BN180JT

**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 10th May 2025 which has been recorded as an objection with the comments as follows:

OWPC76373

Planning application Y/32/25/PL

My objections are.

The proposed build is not in concordance with the agreed local plan.

At the present there is not enough services in the village such as schools, doctors and dentists to cope with the influx of yet more family's. The developments already being built in the village and about to be built in Yapton are overstressing the services we have as it is, do we need to add more houses and more people.

The Six Villages are getting closer and closer and we do not want to end up merging with Middleton and Felpham as well turning the whole of the south coast into one massive sprawl from Brighton to Pagham bordering onto the South Downs National Park.

There will be increased surface water run off due to the paving and hard surfaces caused by the proposed houses and road system, this will exacerbate the flooding in the front of Mill View Road/West View Drive and Graham Road and down the Bilsham road increasing flash water levels in extreme weather events, potentially causing damage to properties in these areas for the first time. The water the last time we had a severe deluge was only 150mm below my threshold. The new Drove lane exit just completed has flooded badly already and has been only finished a month

The possibility of even more vehicles entering into the Bilsham road in the busy morning and evening period from the proposed development into a cut through from the A259 to Chichester and Arundel could possibly overload both Comet Corner and the congestion around the shops in Bilsham Road.

There has been a large investment in the reservoir at the end of Drove lane and the water from this has been

used to irrigate this field to grow quick growing important low carbon footprint crops such as lettuce, spinach, radicchio and other salads supplied to the south of England. It would be a shame to lose this local resource as this field is prime arable land suitable for this type of cultivation.

All of the proposed properties are further than 2 miles from the nearest station at Barnham making the walk quite long (about 30 minutes). The nearby 700 buss which has had it's route changed the gas pipe works bus an hour to get to Chichester only 10 miles away but does not come up the Bilsham road on the return journey so public transport is not very good from this end of the village.

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>