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14th May 2025

chris sprules
18 The Millers
Bn180le

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: 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 14th May 2025 which has been recorded as an objection with the comments as follows:

OWPC76460

ACTIVE TRAVEL NPPF

There are NO ACTIVE TRAVEL routes out of the village, speeding traffic data estimates that there are significant numbers of vehicles exceeding the speed limit. The village has doubled in size over the last 5 years.

It is expected that any new housing development in the village will help the village overcome these serious problems and not add further to the them.

Site Travel plans - there is much generic comment contained in the vast array of documents submitted. Page after page of timetables both bus and train but much less detail on what the developer will actually do to improve the village. (this may be the result of using old Bolox information)

As a minimum there is an expectation that the developer will:

- 1) Support and work with WSCC to develop the active travel route down Bilsham road from Graham road to the NCN 2 Route alongside the A259. This is in the WSCC strategic plan and is due for delivery 26/27. This should include financial contribution.
- 2) There does not appear to be an Active travel route down through the site (Alongside Bilsham Road) OR an Exit at the South East corner of the site. This is required to allow access to Bilsham Road.
- 3) Travel routes through the site should be to at least the same standard as the site to the north. ie interconnecting - and all properties linking to safe route
- 4) NO information on how you will encourage residents to walk and cycle from the site and specifically for

shorter journeys. Vouchers?

5) A new owner should be able to access a cycle as easy as accessing the car when deciding to make a short trip - so cycle storage in a shed at the back of a property is not acceptable

6) A significant financial contribution should be agreed so that other Active travel routes out of the Village can be completed (IE Yapton to Barnham)

It should be understood that Bilsham road at the south end where it joins the A259 is a difficult and dangerous junction to exit. In rush hour it is not unusual to have cars backed up to the bends

The application would benefit by having a clear: 1 ACTIVE travel document which also describes how this new development will contribute to what the Village is trying to achieve in terms of Active Travel - (This site will join with the northern site and you will be able to reach close to the school by off road routes)

2 how it will support a reduction in speed of cars travelling through the village

POINT OF CONTACT - The developer should nominate a single person as point of CONTACT for this site.

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 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>