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27th May 2025

Claer Cripps  
3 Lambs Cottages  
Bilsham Road  
Yapton  
West Sussex  
BN180JN

**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 24th May 2025 which has been recorded as an objection with the comments as follows:

OWPC76757

**OBJECTION LETTER TO PLANNING APPLICATION - Y/32/25/PL**

I write as a local resident to strongly object to the above planning application.

**Summary of Objection**

Whilst I acknowledge the need to provide additional housing in West Sussex, significant development has already been undertaken, and this already represents a fair proportion of the new development requirements for the village to take.

I believe that the proposal constitutes unnecessary, inappropriate and unsustainable development extending beyond the built-up limits of the village into the attractive open countryside on the 'now outskirts' of Yapton, on the boundary of Bilsham, incorporating an area of character.

Its layout, form, design and location fails to respond to local character, landscape and surrounding context and should be refused as harming the visual and rural amenities of the area.

The reasons for my objection are because the proposal will be:

1. Contrary to the Local Plan;
2. Unsustainable;
3. Generate extra traffic on unsuitable roads;
4. Harmful to the landscape

1. Contrary to Arun Local Plan 2011-2031

The Local Plan housing quotas for rural villages in Arun have already been met so this proposal is not necessary. This proposal would add to a material exceedance of the policy figures.

The District Council has declared a Climate Change Emergency on the 15th of January 2020, but none of the environmental objectives will be achieved by approving more and more homes in attractive but inherently unsustainable villages like Yapton.

This is a poorly conceived scheme on an unsuitable site in an unsustainable location and should be refused.

## 2. Unsustainable development

Yapton already has very limited shops which are overpriced, taking advantage of the monopoly. Schooling has limited places as do GP surgeries and other community offerings. The village population requires accessible amenities for the increasing population (with the added risk of higher crime statistics), not just housing.

The 500 bus service has not resumed down Bilsham Road since re-opening of the road in April 2025 necessitating a walk to Yapton Co-op to access public transport.

The proposed development is unsustainable for older persons. Government advice on the location of housing for older people states that factors to consider include the proximity to good public transport, local amenities, health services and town centres. None of these apply in this instance.

## 3. Extra Traffic on Unsuitable Roads

Bilsham Road's traffic volume is already unsustainable. Towards the top end of Bilsham Road in the region of Bilsham Stores, traffic is forced to wait considerably for oncoming traffic due to vehicles parked on the main road reducing traffic flow to one way. Current traffic volume is already excessive with many vehicles exceeding the speed limit contributing to an evident associated higher risk of accidents. The increase in lorries and other HGVs using this road add an additional unacceptable noise factor. This development would lead to extra traffic using an access opposite the main entrance to Lambs Cottages and Taylor's Close.

The lack of pavements from Taylor's Close down Bilsham Road towards the A259 already present a hazard.

## 4. Landscape Impact

The proposal will have an adverse visual impact on the landscape, resulting from the extension of the village and encroachment of built development which has an unspoilt, rural character. The current site is very popular with walkers who are already forced further and further out of the village limits in order to exercise due to the closure of existing public footpaths.

For these reasons I urge the Council to refuse this application.

Yours sincerely,

Claer Cripps

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>**