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5th June 2025

Mr Richard & Mrs Sydnee Kalinski
Nasz Dom
11 The Millers
Yapton
Arundel
BN18 0LE

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 4th June 2025 which has been recorded as an objection with the comments as follows:

OWPC77007

We strongly object to this proposed development, on the following grounds:

- The 'Village' of Yapton has already been subjected to a 50% increase in size.
- Infrastructure to support the 50% increase, such as healthcare provisions, school, shops, flood mitigation, sewage networks, public transport, cycle paths and the roads has been 0%.
- As a homeowner with a new development directly behind us, we live with a lack of privacy and noise issues. The properties build directly behind us have been built so high, we feel we are in a goldfish bowl, inside our kitchen, you can see the head and shoulders of the people in the new build. The road that goes through the development is of such poor quality, with no speed restrictions, we hear all day, every day 'boy racers' and where the road is so poorly made the general noise from it is shocking.
- Wildlife are being pushed out of their habitat, the ground of the proposed development is a haven for wildlife activity, more so as all the other local developments, have pushed them to share the small space they have left to live, wildlife is important.
- The site is outside of the village plan.
- It is a fact that there are circa 200 new builds in Yapton that are not occupied, why build more?
- Crime rates have increased, considerably.
- We need land, for food provision, be sustainable and to reduce the need to import food, its criminal, what is happening to our country!
- Our biggest objection, one from personal experience and that happened twice, once in 2022 and again

2023 is flooding from sewage. Believe us when we say we lost everything we owned in our 45-50 years, all personal belongings, our sanity and we have had to re-build our lives. Why? Due to no infrastructure developments to support all of the new builds, in a village close to Yapton. We now own our house in Yapton, since Sept 2024, already our close have had to call the sewage company to flush the drains as sewage smells were coming up into our homes! Please, don't let the chances of flooding happen again. The developers always give mitigations, they are paying lip service, nothing more.

We plea with you to truly consider this proposed development, as utter ludicrous.

Kind Regards

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>