



Arun District Council
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6th June 2025

E Cordingley
Yapton

Dear Sir/Madam,

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

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 5th June 2025 which has been recorded as an objection with the comments as follows:

OWPC77011

I can think of many reasons why this application would be welcomed....

WSCC would gain more funding for their school project.

ADC will add numbers to their 'housing shortage'.

Highways would get extra funding for roads projects.

Developer would gain profits from house sales.

But what about existing residents??

There has been NO benefits gained from all the previous house building. Some small amounts of money have allowed the parish council to improve the play area and fund some biodiversity initiatives. But where is the extension to the junior school? Where is the longed for cycle route to Barnham? Will the parish ever be able to extend the village hall? Will the road improvements ever be started? How will doctor's services be increased to serve the community? Why is there not more police presence with an increased population and crime incidence? Can the flood risk ever be resolved?

We rely on 'experts' in paid employment to make the right decisions for the public that they serve. This should include 'planning' in an appropriate sequence to fulfill all requirements.

Would there be a town built with no way of getting to it? With no viable services to the community? Yet the Council continue to approve 'housing' just because there is land made available and developers prepared to invest.

I object to such a large scale development for the sake of adding to the 'numbers'. Where is the evidence for a requirement?

This application will cause a huge disruption to Bilsham Road and the environment as well as the community as a whole. Think again, ADC. Plant a wood or install solar panels or a reservoir to collect run off. Delay the whole idea of housing until there is a need and a viable solution.

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>