

# **ECE Planning**

**Statement of Community Involvement.**

**Land at Bilsham Road, Yapton.**

**April 2025**



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Project Name: Yapton Redrow

Location Land to the West of Bilsham Road, Yapton

Client: Redrow Housing

File Reference: P2193

Issue	Date	Author	Checked	Notes
PL1	09/04/2025	J Chan	S Sykes	Initial Draft
PL2	10/04/2025	J Chan	P Carnell	Second Draft
PL3	17/04/2025	J Chan	H James	Planning Submission

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## 1. Introduction

- 1.1. This Statement of Community Involvement (SCI) has been produced on behalf of our clients, **Redrow Homes Limited**, in support of their Full Planning Application for the development of Land to the West of Bilsham Road, Yapton. The development description for the proposal reads:

*Full Planning Application for the erection of 170 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.*

- 1.2. This SCI details the public consultation activities undertaken by the applicant and should be read in conjunction with the other accompanying documents submitted with the planning application.
- 1.3. The SCI has been prepared in accordance with the advice from the National Planning Policy Framework (NPPF), which encourages landowners, developers and others submitting planning applications to engage with the local community at pre-application stage, and to canvas views on proposals.
- 1.4. The NPPF places emphasis on pre-application engagement with local authorities, other parties and the local community. It states that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community (Paragraph 40).
- 1.5. In this regard, the applicants undertook the following consultation activities:
- A pre-application meeting was held with Arun District Council (ADC) planning officers on 21<sup>st</sup> November 2024.
  - On 31<sup>st</sup> March 2025, leaflets were distributed to residents and local businesses to invite them to take part in an Online Public Consultation between 31<sup>st</sup> March and 7<sup>th</sup> April 2025. Please refer to **Appendix A** for a copy of the leaflet, **Appendix B** for a copy of the poster, and **Appendix C** for a map showing where leaflets were delivered.
  - Emails were sent to Councillors and interested parties on 4<sup>th</sup> April 2025 inviting them to the review the proposals and participate in the Online Public Consultation.
  - Between 31<sup>st</sup> March and 7<sup>th</sup> April 2025, the Online Public Consultation was available to the public, with feedback collected via a form on the consultation web page. Details of the proposals were available on the web page, including example images from Redrow Homes, a proposed site plan, and description of the proposals (refer to **Appendix D** for the web page).
  - On 3<sup>rd</sup> April 2025, a meeting was held with Yapton Parish Councillors. The Applicant and Agent were in attendance to discuss the proposals and answer and questions.

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## 2. Executive Summary

- 2.1. The public consultation strategy has been to involve a wide range of interested parties. The target groups for engagement included:
- **Local Residents**
  - **Local Councillors**
  - **Yapton Parish Council**
  - **Planning Officers involved in the pre-application discussions**
- 2.2. The Public Consultation was orchestrated through invitation leaflets which were distributed to Local Residents and emails which were sent to Local Councillors and the Parish Councils.
- 2.3. All consultees were invited to give their comments and questions by either completing a feedback form in person at the online or via email. Feedback from the exhibition is summarised in Section 5.

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## 3. Policy Context

- 3.1. A core part of the National Planning Policy Framework (NPPF) is to encourage community involvement in the planning process.
- 3.2. The NPPF encourages applicants to engage in pre-application consultation with the local community. In paragraphs 40-43, the NPPF states:
- 40: *‘Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.’*
  - 41: *‘Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they do offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.’*
  - 42: *‘The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.’*
  - 43: *‘The participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to a particular development and whether it will be acceptable in principle, even where other consents relating to how a development is built or operated are needed at a later stage. Wherever possible, parallel processing of other consents should be encouraged to help speed up the process and resolve any issues as early as possible.’*

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## 4. Public Consultation

- 4.1. All consultees were invited to give their comments and questions by completing an online feedback form or responding via email. A total of 15no. feedback forms have been received, 13 via the online feedback form, 1 returned via email, and 1 via post. These can all be found in **Appendix F**.
- 4.2. The feedback form consisted of a free response section, in which respondents were asked to leave any comments on the scheme.
- 4.3. It should be noted that for a period of approximately 48 hours, malfunctions to the online feedback form prevented the submission of responses. Despite this, responses were still recorded and sent by email. Details of the plans were visible throughout this outage.
- 4.4. The feedback form, as seen on the Online Public Consultation website, can be seen in **Appendix D**. The feedback form, in PDF format as send in the post, can be found in **Appendix E**.

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## 5. Summary of Key Points Raised

- 5.1. The following section seeks to summarise the main points taken from the public exhibition.
- 5.2. The most commonly referenced concern by respondents was of environmental impacts. A total of 7 responses specifically mentioned the impact on ecology, wildlife or the natural environment. This accounts for 50% of all responses. Concerns were raised over the loss of greenfield and agricultural land, and the subsequent harm to biodiversity in the area. There were some requests for changes to the green space, including comments that the proposed green space should be more beneficial to the wider community of Yapton. One response spoke positively of the fact that the scheme was an improvement over previous plans in ecological terms.
- 5.3. Traffic and Highways were also commonly mentioned topics, mentioned in a total of 6 responses. Several respondents were concerned about the potential increase in traffic resulting from the proposed development, fearing that congestion could have road safety implications. Suggestions were made to implement more traffic calming measures and improving pedestrian infrastructure. There were also requests to ensure construction traffic not be routed through the village. Parking provision was also mentioned.
- 5.4. Infrastructure Capacity was mentioned in 6 responses. Respondents commented on how existing GP practises are currently oversubscribed, as well as schools and the highway network, in particular Bilsham Road.
- 5.5. Townscape and density was mentioned by 5 consultees, with concerns raised over the changing character of Yapton which they considered is becoming increasingly urban. Of notable concern was the issue of settlement coalescence and the loss of the 'green corridor' between Yapton and Bilsham. Some respondents expressed concerns that the new development was too isolated and disconnected, whilst others lamented the growing sprawl of Yapton. Specific requests were made to reduce the hard boundary of a 6 foot fence between the site and the rest of the village, and to keep or enhance footpaths around the site to allow access to surrounding land.
- 5.6. Responses around design were mixed. Some respondents felt the design was well considered and sensitive to the surrounding context, in particular the natural environment. Others felt that the design was inconsistent with the character of the area, or that the treatment of the boundaries of the site isolated the development from the rest of the village.
- 5.7. There were also several mentions of impacts from construction, including noise, dust, and pollution.

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## 6. Parish Council Meeting

- 6.1. The meeting with the Parish Council was held at 3.00pm on Thursday 3<sup>rd</sup> April 2025 in the Yapton Village Hall. In attendance were the Parish Councillors, Parish Clerk, and representatives of Redrow Homes (the Applicant) and ECE Planning (the Agent).
- 6.2. An overview of the proposals was provided, including how the proposed scheme has evolved from the scheme previously approved at appeal. In the discussions, the Parish Council expressed broad support for both the revised layout and the move towards a traditional architectural style compared to the previously approved scheme. The Parish Council make the following specific comments:
  - Request for inclusion of bird bricks.
  - Emphasis on high-quality front doors.
  - Tenure blind method of affordable housing distribution.
  - Inclusion of additional sustainability features.
  - Suggestion that the 'Yapton Cottage Gardeners Society' be involved in the design of the attenuation basin, in line with the adjacent Barratt scheme off Drove Lane.
  - Provision of a cycle link within the site.

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## 7. Analysis and Implementation

- 7.1. Responses to the consultation covered a wide range of topics. While many responses presented negative views of the scheme, one common theme amongst responses was objections to the principle of development.
- 7.2. Planning permission has been granted at the site for the development of 170 dwellings under application reference Y/52/23/PL **(as granted on appeal)**. This consent establishes the principle of development at the site for 170 residential dwellings. The feedback in respect of principle is noted.
- 7.3. Feedback not relating to the principle of development includes concerns over construction impacts, site layout, traffic calming measures, and parking provision on the site.
- 7.4. These have all been considered throughout the design evolution of the scheme. Construction impacts will be managed through planning conditions attached to any decision notice, most likely requiring submission and approval of a Construction Management Plan. This document will set out how the construction phase will be managed to minimise impact on the local community.
- 7.5. The proposed layout broadly follows the approved scheme including in terms of the vehicular and pedestrian access. Requests for traffic calming measures are noted, though West Sussex County Council highways officers do not consider that there are safety issues which would necessitate implementation of such works.
- 7.6. Comments on parking are understood. It is noted that the scheme overprovides on parking spaces compared to Yapton Neighbourhood Plan requirements to ensure this does not spill into neighbouring roads.
- 7.7. Responses from the Parish Council focused on elements it wanted to see included within the proposals. Within the meeting with the Parish Council, representatives from Redrow Homes confirmed that certain feedback would be incorporated into the design. Firstly, bird bricks, as with other Redrow Homes developments, will be incorporated into the development. Secondly, affordable housing will be 'pepper-potted' throughout the scheme with a 'tenure blind' approach to design layout. Thirdly, high quality front doors are proposed, which were considered acceptable by the Parish Council. Lastly, each property will benefit from an air source heat pump and future residents will have the ability to improve the sustainability of their properties with optional extras such as solar panels.
- 7.8. An additional request to allow the Yapon Cottage Gardeners Society to be involved in the design of the attenuation basins was also agreed.
- 7.9. Feedback has been incorporated wherever possible and has been considered during the evolution of the scheme.

## 8. Conclusion

- 8.1. Following Planning Permission granted at appeal under reference APP/C3810/W/24/3343922, Redrow Homes Limited are proposing to submit a Full Planning Application of a revised scheme for the erection of 170 residential dwellings at Land to the West of Bilsham Road, Yapton.
- 8.2. The period of public consultation was carried out to explain the context of the proposals to the local community. Consultees were able to take the opportunity to view and comment on the proposals before submission of the application. Meetings were also held with the Parish Council and Arun District Council officers to receive input from other interested parties.
- 8.3. We received 15no. forms through public representations. The project team has reviewed all of the comments from the consultation and have endeavoured to respond to the issues raised by the local community where appropriate and through the preparation of this planning application.
- 8.4. Please refer to the accompanying Planning and Affordable Housing Statement for further details of the proposals.

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## Appendix A – Consultation Leaflet

# Virtual Public Exhibition March - April 2025



## Proposed Development - Land to the West of Bilsham Road, Yapton.

Redrow Homes are preparing a planning application for the development of 170 dwellings, including 30% affordable, public open space, children's play areas and surface water drainage infrastructure on Land to the West of Bilsham Road, Yapton.

Planning permission was granted at the site this year for 170 homes. Redrow has since purchased the site and is now seeking permission for a revised scheme for the same number of new homes. We want to keep you informed about this development. We therefore invite you to explore the proposals via our Online Public Exhibition.

**Our virtual exhibition will be live between  
Monday 31<sup>st</sup> March – 7<sup>th</sup> April 2025.**

**You can access the consultation by  
visiting the below website or scanning  
the QR code.**



**Link - <https://eceplanning.com/land-west-of-bilsham-road-yapton-public-exhibition/>**

The exhibition will present plans and key project information. Your feedback is important to us, and we encourage you to share your thoughts through our easy-to-use online form.

The exhibition will be available for **8 days**, allowing you plenty of time to review and provide feedback. Thank you for your interest and participation.



For more information please contact: [sussex@eceplanning.com](mailto:sussex@eceplanning.com). If you do not have access to the internet, please call ECE Planning on 01903 248777 to arrange delivery of printed hard copies of the information.

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## Appendix B – Consultation Poster

# Public Exhibition

## Proposed Development - Land to the West of Bilsham Road, Yapton.

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## Appendix C – Leaflet Distribution Map



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## Appendix D – Consultation Web Page

# Public Exhibition – Land West of Bilsham Road, Yapton



## Introduction

The purpose of this Public Exhibition is to present our proposals for the development of the Land to the west of Bilsham Road, Yapton and to allow you to raise any questions/thoughts you may have and provide feedback through the website.

We look forward to hearing your views.

## Redrow Homes

Redrow Homes is a leading, premium housebuilder dedicated to giving people a better way to live. Operating for more than 50 years, Redrow creates high quality homes and communities for its customers, building over 120,000 new homes nationwide.

Redrow is committed to sustainability with energy efficiency built into every home from the very beginning, with every property offering exceptional levels of eco-friendly living. Redrow was one of only 37 UK companies included in TIME magazine and Statista's inaugural list of the 'World's Most Sustainable Companies'.





Redrow is an award winning company, including WhatHouse? awards for best large housebuilder and best energy efficient homes in 2024.

## Site Description

The site is located to the south of the village of Yapton and is roughly rectangular in shape and covers 9.94ha. The site comprises an open agricultural field with Ryebank Rife and some mature trees and hedgerows defining the boundaries. The site is bounded to the east by B2132 Bilsham Road, a well-used road which runs into the village centre. A number of residential properties front onto the route opposite the site frontage on Bilsham Road, Taylors Close and Lambs Cottages



## Planning History

BoKlok Housing Ltd was granted planning permission at the site earlier this year for 170 homes under planning reference Y/52/23/PL (granted on appeal, reference APP/C3810/W/24/3343922).

Redrow has since purchased the site and is now seeking permission for a revised scheme for the same number of new homes.

## Planning Development

The proposed site masterplan as shown below is the result of a detailed design process that has followed the principles of good design throughout, going through several stages of consultation and review.



Single storey features include garages (a mix of twin and single). Several house types include integral garages which offer some small variations in scale across the streetscene.

The residential density across the site largely follows consistent principles, though there are some differences through larger/ smaller unit.

The proposed materials and colour pallet throughout the site has been chosen to be in line with those commonly seen in Yapton and the surrounding areas.

This is illustrated on the example street scenes shown below

## Layout and Green Infrastructure

The proposed layout includes a substantial area of open space to the south of the site. This space plays a key role in delivering ecological enhancements and shared amenity areas, while also maintaining a respectful separation between the built form and the neighbouring hamlet of Bilsham. This approach helps to preserve the distinct identities of both Bilsham and Yapton.

Play provision has been thoughtfully integrated throughout the development, with designated playspaces located in the north-east, central, and southern parts of the site, ensuring accessible and well-distributed recreational opportunities for future residents.

The scheme also aims to achieve Biodiversity Net Gain on-site through the retention of key existing features—such as boundary vegetation—and the sensitive planting and long-term management of new landscaped areas.

The proposal incorporates new pedestrian routes throughout the site, enhancing connectivity and promoting sustainable,

attractive, and accessible movement for future residents and the wider community.

## Scale and Appearance

The site's proposed dwellings are largely 2 storeys in height and are sympathetic towards outward countryside views, as well as views from neighbouring developments.

Single storey features include garages (a mix of twin and single). Several house types include integral garages which offer some small variations in scale across the streetscene.

In contrast to the previously approved development, the Redrow proposal adopts a more traditional architectural approach and palette of materials which is appropriate for this edge-of-settlement location. The scheme incorporates a broad range of house types and materials, contributing to a varied and contextually responsive built form that reinforces local distinctiveness. Residential density across the site has been carefully considered, following a broadly consistent approach while allowing for variation in dwelling sizes. The layout ensures density reduces sensitively towards the open countryside, respecting the site's edge-of-settlement context.

The proposed materials and colour pallet throughout the site has been chosen to be in line with those commonly seen in Yapton and the surrounding areas. Materials proposed include a mix of brick, render, and tiles, traditional materials that have been selected following a detailed assessment of the local context.

This is illustrated on the example street scenes shown below



## Affordable Homes and Inclusive Design

The development will deliver 170 new homes, 30% of which will be affordable. The mix has a focus on delivering two and three bed family homes. A proportion of the homes will be delivered as wheelchair accessible dwellings, ensuring the development accommodates a range of mobility needs. In

addition, a number of units will be designed to meet adaptable and accessible standards (M4(2)), enabling future occupiers to modify their homes as their needs change over time.

All houses are designed to be energy efficient and follow the principles established in the Arun Design Guide. The affordable homes will be indistinguishable from the market houses and distributed throughout the development.

## **Benefits of the Scheme**

**Substantial public open space** to meet policy requirements.

**Biodiversity Net Gain** will achieve the 10% target.

**New children's play areas** in accessible locations throughout the site.

**Pedestrian links** encouraging sustainable travel.

**Financial contributions** towards local infrastructure, education, and highways via Section 106 and CIL.

**170 energy efficient new homes**, contributing meaningfully to housing supply in Arun District.

**30% affordable housing provision** (51 units), helping to meet significant local housing need.

**Wheelchair accessible** and adaptable dwellings provided.

## Comments

This **Online Public Exhibition** is open from **Monday 31<sup>st</sup> March until Monday 7<sup>th</sup> April**. Please use the Feedback Form at the bottom of this page to provide your comments.

Your comments will be relayed to Arun District Council as part of our planning application and will be made publicly available, however please note that in accordance with GDPR any personal details will **NOT** be disclosed and are only collected in order that we may validate your comments. Anonymous feedback forms will **NOT** be considered. Once the comments from the consultation have been collated, the original comments will be destroyed.

## Feedback Form

Name

Address

Email Address

Comments:



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## Appendix E – Consultation Feedback Form



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## Appendix F – Completed Feedback Responses

## Land West of Bilsham Road, Yapton

<b>Job</b>	P2193
<b>Last Updated</b>	10/04/2025

Response	
No.	Response Text
1	I have one request on the site plan. Can the green space you've put on the south end be on the north between Redrow and the completed Development. Dog walkers can then still go up the side and into the next field
2	<p>It is extremely worrying to see that more of the beautiful landscape and wildlife is being destroyed to more homes. There is already a growing population in Yapton with all of the new builds and with this there comes the problem of anti-social behaviour and crimes, traffic congestion and pollution, lack of infrastructure and support to the planet. I have lived here a year and I am unable to get into the doctors, so where are all these new residents going to be going? Where are all of the wildlife meant to habitate? They are important to so many things we need to survive. This is a small village and is gradually being destroyed by all of these poor quality new builds that don't actually meet building standards, just to make 'avoidable living'. It's really disappointing to see that such a beautiful part of the country is slowly becoming like a borough of London. We moved here due to the quietness appeal, but that is going. The fields also are used frequently by dog walkers and ramblers as well as grazing deer.</p> <p>Have you considered the traffic that is already a nightmare on bilsham road, getting into Yapton from Ford and, once Grevatts lane reopens, the constant build up of traffic there that was a problem before the road works?</p> <p>Have you thought about the over-subscribed primary school and doctors?</p> <p>Have you considered whether having more social housing in an area that is already busy with it, is the answer?</p> <p>Have you thought about how to tackle the ever growing anti-social behaviour and crime on these new estates?</p> <p>It's a real shame and disappointing to see yet more houses going up.</p>
3	The development seems to be well thought out and designed and could be a valuable addition to the village. However the addition of 170 new homes also means at least an extra 170 cars added to the local roads, which are already extremely busy and often dangerous due to speeding motorists. To mitigate this danger and also make entry and exit to the development safer, I would suggest moving the entrance to the development south by approximately 30m to align with Taylor's Close. This would enable the installation of a mini roundabout, thus making entry and exit to the new development much safer. With added benefit of making the road safer for the Taylor's Close residents and everyone on Bilsham Road, by slowing down the traffic that uses Bilsham Road as a cut through to get to the A27 from the A259. In this way Redrow and this development could truly benefit Yapton and it's community
4	What are your plans for the 170 home worth of vehicles being added to the already congested Bilsham road? And also where do the 170+ new residents intend to register for doctors as we currently don't have capacity as it is in the area? It's all well and good building all these homes but the area can't sustain the increase in population without infrastructure improvements, the crime rate and anti social behaviour of the area is increasing and this development can only make this worse, these are all things that need to be considered, and how is the construction process going to be managed? Current residents are going to be inconvenienced and have to put up with these works.

5	<p>What is going to happen to the wildlife and especially the deer that use that field we have enough houses and what are u doing to protect wildlife already established also where are walks for residents dogs and why on none of yr sites do u not provide bins is it because u are too mean to pay for collections and emptying of these bins</p>
6	<p>I could say that Yapton has already had enough development, but unfortunately the residents views are not taken into account when planning decisions are made.  So here we are again, having our fields built on.  Please put more trees on the boundary to help hide yet more houses.  Please keep the footpath open on the western boundary so at least we can the other fields before these are built on.  I know in these days of health and safety it's easier to close the footpath, but just put your fencing on the development side of the path and we can still get out for a walk.  Lastly, please get the utility companies to work together so that these are all brought onsite in one go.  That way we don't face weeks of yet more roadworks.</p>
7	<p>Please stop building in Yapton. Its no longer sustainable. We have had 10 or more house building sites in less than 5 years. Please find another village to ruin. We have done more than enough re housing figures to date. The noise, traffic, dirt, mayhem, lorries, traffic lights again will be unbearable for a small village. Please do no build.</p>
8	<p>I strongly object to the building of 170 houses on this totally unsuitable area.  I moved here after the death of my child to enjoy 'a new way of living in a peaceful rural area. This has now been taken away by your development.  The building noise means doors and windows must be shut all through summer. Building dust covers everything.  The litter thrown by your new residents is a disgrace.  Our GPS and schools are full.  Traffic will increase far too much for our lovely village.  So much wildlife will be destroyed - bagers,deer, foxes, skylarks, bats all destroyed by your housing.  I have spoken to local residents so distraught by your development they cry. One is now on anti depressants because of your development.  I repeat, I strongly object to this proposed development.</p>
9	<p>1. The planned houses on the northern boundary have gardens adjacent to it. I am concerned about the planned 6ft boundary treatment separating the development from the adjoining Thakeham/Hyde development. Currently, the area feels open and connected. A boundary fence would disconnect the development from the village, limiting access to the public right of way and the surrounding fields. With the existing number of developments, there is little reason to access them unless one resides there; they feel quite isolated.</p> <p>2. The open area to the south, intended to "separate" Yapton from Bilsham, was not included in the initial application. It appears to have been added to create the impression that the density of 170 houses is lower than it actually is; all 170 houses are situated within the same area as the original 140. The Inspector who rejected the application for 20 houses off Drove Lane last year (Y/68/23/PL) noted that the open space would offer some benefit, but primarily to the development itself, not the wider village. I believe this is the same situation here. Who will benefit from this open space? Would it be more beneficial to create a greener gateway, similar to the Sheep Field, for the entire community to enjoy, preserving the rural character of the village rather than building along the roadside</p>

10	<p>How the previous planning application for the scheme was granted on appeal is nothing more than scandalous! Despite the local planning authority's rejection and their public opinions, the adjudicator has ignored all of this, as well as the public opinions of those attending the hearing.</p> <p>Whilst the previous scheme was definitely not in keeping with the surroundings, as well as impractical to transport into the site, this scheme only defines the Government's seemingly intent to concrete over the countryside.</p> <p>Recently a large scheme of 250 units is nearing completion just north of the side. There are similar developments to the north and to the east and west of Yapton, and a further 1500 units are about to be built on the north-east side of the village. Yapton is now far removed from a village already, and this scheme of 170 units will only exacerbate an already over-subscribed housing blight. Arun's housing 'need' has already been filled. We need no more!!</p> <p>The adjacent B2132 country road into Yapton is currently too small for the traffic flow it's now getting, particularly as the junction with the major A259 is just that- a junction. A great number of accidents, some fatal, have occurred at the junction with the 50mph main road. This scheme will only add to the traffic build-up and accident problems until such time as traffic lights or a roundabout is installed at the junction.</p> <p>The land itself has a high water table level, and the information given out so far does not tell us how the water will be managed to prevent flooding or re-directing the surface water onto the adjacent 'B' road.</p> <p>And where, pray, is the requirement for additional educational buildings, doctors/dentists or shopping within any of the current and proposed schemes so far - nowhere is the answer!</p> <p>Mention is made of 'contributions' to infrastructure, education and highways. Any such contributions, if they are made, will only get lost in the greater coffers of the Council, and it is highly unlikely that these can be specifically ear-marked for all those necessary additional requirements.</p> <p>Currently a small but significant 'green corridor' exists between the Yapton developments and the A259 to the South. This proposed scheme will squeeze the movement of local wildlife even further into an ever-decreasing band of land.</p> <p>The planning inspectorate was wrong in whitewashing the local Councils objections of the scheme, just to please the Government. We do not need this development .</p>
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<p>11</p>	<p>I have constantly objected to the development of this Grade 1 land, the wanton destruction of the wildlife habitat (even a flock of white cranes were observed there last year) is unacceptable. This said, our objections fell on deaf ears and permission was granted to Boklok. The only bright light is that Redrow bought the site from them and the site plan that you are proposing is a great improvement on the original proposals. At least it is giving greater priority to our flora and fauna. One major question I have is what about visitor car-parking? I live in Bilsham Road and suffer from random parking on grass verges because several of the newer estates do not allow for visitors visiting householders. Normally the only parking spaces are for householders, even this is a problem if they are multiple car owning households.</p> <p>Another point I will take you to task on is the mis-leading statement that the B2132 is a busy road leading to Yapton. It is EXTREMELY busy, not because it leads to Yapton but because motorists use it as an easy route to join the A27. Bilsham Road becomes impossible to access because of stationary traffic several times a day. With another 170 house-owners and service vehicles trying to join at certain times of day, it will become impossible. Another misleading point you make is that the plan keeps the identities of Bilsham and Yapton apart. Yapton has already lost its village Identity, nearly doubling in size over the past few years. It is now known locally as Yaptown. The CIL money which is mentioned goes to Arun District Council with only a small proportion feeding down to the village. Another point I hope you will consider is, several years ago I was approached by ADC to submit possible names for new roads which relate to the history of the area (I am chairman of the local history group). This I did, the names I proposed for the site you will be developing were the surnames of local men who farmed the field (my grandfather included), I hope you take these into consideration. The development next to yours took on board my suggestions of birds which originally were frequented the area. I end by saying that although I am against the constant pressure of more local housing I am pleased that you are now the developers as your estate designs appear more superior than most.</p>
<p>12</p>	<p>I will put this comment here as it will get lost on the planning portal when the application goes live.</p> <p>We live opposite the proposed development; we have just endured three years of the Hyde development. Nobody can prepare you for the dirt, dust, and disruption to your life; three years is a long time.</p> <p>A management plan is meant to be in place to minimise disruption; however, that plan is useless if it is not adhered to. Please ensure there is daily road sweeping on Bilsham Road—not just your development—as the dirt travels. Please ensure correct wheel washing without excuses. Window cleaning is also necessary, as we were having to hose down and clean daily, which is exhausting.</p> <p>Could you ensure the lorries enter the site from the A259 and not thunder through the village to limit the disruption?</p> <p>Lastly, could you provide a neighbourhood contact? The gate man is not the right avenue.</p> <p>I hope that this will be a better experience than the last development and better organised. Things were put in place eventually but it took a lot of pressure, persisted, tears and anger sadly from many locals.</p> <p>Please understand the thought of another three years of disruption on the doorstep fills those adjacent with anxiety.</p>

13	<p>Your flyer advertising the Virtual Public Exhibition for the proposed development – Land West of Bilsham Road arrived at the end of Day 2 of your Virtual Exhibition dates therefore only allowing 6 days – not 8 – for review and feedback. Neither is sufficient time.</p> <p>The outline of the site in both the flyer and the Virtual Exhibition are both incorrect. The bottom bit of the site has always been described as ‘Other land owned by the Applicant’. It does not have planning approval on it and therefore should remain as agricultural land and is not, nor should be shown, as part of this application.</p> <p>The idyllic picture on the flyer of 2 or 3 five bed houses with a large swathe of open green space in front of them bears no relation to what is intended to be built on this site which is far too many houses on agricultural land on a flood plain.</p> <p>I wait to see the planning application before making further comment as what is on the Virtual Public Exhibition website is so perfunctory and had so little real effort put into it that I assume it is simply a formality that you have to go through before the real planning application can be considered.</p>
14	<p>I would ask that the planning application takes into account the increased levels of traffic on Bilsham Road, that will be evident as a result of this development. There should be a contingent for a traffic calming linked to this application, as the road is already subject to a number of accidents due to its winding nature &amp; sharp bends. In addition a better provision for pedestrians on this road should also be a condition of this planning consent.</p>
15	<p>There is considerable open space to the south of the site but there also needs to be open space included to the north of the site. Along Bittern Avenue, so as to offer a clear and open space to prevent a appearance of over crowding, between the Redrow and Wildbridge Developments. There seems to be no consideration of planting or anything to discuss on break up the side view of the new housing.</p>