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2nd February 2022

Jon Denham
2 Turpin's Mount
Main Road
Yapton
BN180EU

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 & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Application No: Y/3/22/OUT
Site Address: Land West of Bilsham Road Yapton
Description of works: Hybrid Application comprising of Full application for Phase 1 for 30 No residential dwellings, new access from Bilsham Road, public open space, landscaping, sustainable urban drainage and associated works; and Outline planning application for further phases of up to 110 No dwellings and associated infrastructure (with all matters reserved). 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 1st February 2022 which has been recorded as an objection with the comments as follows:

OWPC43924

I have followed the growth of local development and could see some plan to it until now. My objection is that this development is not needed and the fact that it is a hybrid application, shows that the development company is not to certain of its direction. Yapton has a 10 year plan which has been shovelled back and forth since 2014 - 10 years of living on a building site is a tragic thought for everybody that lives in the village. The first detrimental signs of an overbuild are already showing through - road surfaces in Yapton Lane . Burndell Road and Yapton Road have begun to crack at the margins and pot holes will be the harvest. - the village infrastructure is in decline , a lack of dentists, a lack of school places and the twin curse of increasing through traffic alongside poor public transport connections (even as far as the local railway station at Barnham). New houses are only useful to meet a need and I believe it has been met : it is now all the other pieces of the jigsaw that need to be put in place. The village needs time to cool off from the builders and reassert its character - it was only a short time ago that the village green held a variety fairs , fayres and fetes - all paralysed at present. I could easily write pages more about the lack of purpose for a further 110 houses but I'm hoping that common sense will out on this decision.

JD

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. 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](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>