



Arun District Council
Arun Civic Centre
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14th February 2022

Nadine Futchter
6 Lambs Cottages
Bilsham Road
Yapton
West Sussex
BN18 0JN

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 13th February 2022 which has been recorded as an objection with the comments as follows:

OWPC44331

I strongly object to the Bilsham Road development application.

This planning application is not in the Local Plan or Neighbourhood Plan.

It is outside the built up boundary.

What's the point of boundaries and plans if they are ignored.

It is on grade 1 agricultural land which is in regular use for crops

It is overdevelopment of the area as Yapton has already had more than it's fair share of development. Arundel and further inland has very little.

Traffic already gridlocks into Littlehampton from Bognor along the A259 and at Comet Corner junction you can wait over 20 mins to join the A259 from Yapton or Middleton.

The applicant is already partway through an application for the field next door which still needs approval on reserved rights.

They should get that application finished first before applying for another 1. It is just down to greed.

The West Sussex County Council have objected to 1,500 Houses being built on Ford airfield because there is no provision for a secondary school. If this is the case than this application cannot be supported either as there is still no provision for a secondary school.

There are no pathways or pavements or cycle paths along this road making it dangerous for people to use.

The planned access is directly opposite the existing Lambs Cottages access right next to 2 bus stops. It is already difficult to exit as you cannot see traffic from the village due to the bus stop being on the pavement and even more so when pedestrians are waiting for a bus and cars speed into and out of the village via Bilsham Road.

There is no provision for a new medical centre and even if one is built there no doctors to work in it.

Under the Human Rights Act, Councils are obliged to look after and care for the wellbeing of its District and the people who live there. It is referred to on every planning application that comes to the planning committee at Arun. This housing application will go against the human rights of everyone involved including existing residents and those moving into the new homes as there is no infrastructure to sustain these people improving their quality of life. It is detrimental to say the least and should be refused.

I love my village and want to retain what's left of it following the numerous developments with no respect or regard of the concept of a village and community.

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>.

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>