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15th February 2022

Allen Misselbrook
Walene Bilsham Road
Yapton
Arundel
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 14th February 2022 which has been recorded as an objection with the comments as follows:

OWPC44374

1. It is outside of the agreed village built up area.
2. It does not take into account the number of houses being built adjacent to this site and the associated vehicular movements that it will create. Bilsham road, which is a B road, is already struggling under the weight of existing traffic because of the number of cars and lorries using it as a 'through road' between the A259 and the A27 plus the number of extra cars from the major site of Cinders Lane. All this is before the existing planning application for another 200 homes along-side the new application. The road is not built to cater for this number of vehicles let alone from another major site. The road will become gridlocked as North End Road is, with all the additional traffic making its way to and from the A27. Now this new application wants to add even more vehicles into the mix.
3. The field, as is most of the farmland around Yapton, is grade 1 agricultural land. Due to Brexit, we need to produce more of our own food not less as will be the case if we insist on covering more of our farmland in concrete. With global warming and greenhouse gasses entering the equation, we need to grow more of our own to reduce the food miles. This particular field is also subject to flooding as can be witnessed by the 'run off' onto Bilsham Road after heavy storms.
4. Services. The services in Yapton are already under great strain. The drains overflow after heavy storms, we have been promised new schools, surgeries and other necessary services which haven't materialised. I hate to bring up the Human Rights Act, but the population of Yapton are being failed by the authorities by their

failure to provide the amenities which they are entitled to.

5. Unsociable behaviour is on the increase and will become worse which is inevitable due to the associated population increase. It is impossible for the Police to control it due to being understaffed and under financed.

6. The developers are required to include affordable homes in each development. I do not class houses in excess of £350,000 as affordable to first time buyers. What is the criteria for supplying these homes? Are the individual developments kept below a certain size to circumvent the rulings? Only then to submit further, smaller applications, so as to eventually achieve the numbers that they originally wanted?

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>