



Arun District Council
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25th February 2022

Yapton Parish Council
Mr A Gardiner
38 Ruskin Avenue
North Bersted
Bognor Regis
PO22 7ND

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 25th February 2022 which has been recorded as an objection with the comments as follows:

OWPC44647

The Parish Council has considered this application and has submitted a full response which can be found elsewhere on this application portal. The Conclusion from the full response is set out here.

9. Conclusion

YPC view this proposal as being totally disconnected in form, appearance and terms of connectivity with Yapton's community and its facilities. It is silent on meeting the needs of Yapton's youth and elderly and disregards the need for sustainable green connectivity within the Parish and its neighbouring areas.

YPC is of the view that the Parish has to date contributed positively towards Arun District Council's housing supply on a District level and more than adequately allowed for the Parish's actual immediate local need; significant weight must be placed on the Environmental and Social Benefits this scheme fails to meet along with its lack of holistic master planning with the adjoining Strategic Housing Site. YPC are of the view that the social benefits of this proposal are deficient along with there being no comprehensive proposed improvements to sustainable transport to ensure safe green connectivity with Yapton's facilities. It fails to promote healthy living and well-being for young adults and the elderly in the immediate Community.

This proposal cannot be determined as sustainable. It will have a significant and detrimental impact on the

existing Community. It fails to meet any grounds of sustainability in terms of economic, social and environmental merit and in turn will fail any incoming new residents. This proposal must address these shortfalls with the Community of Yapton at the centre of the proposal, opposed to simply meeting a wider District level housing target.

YPC therefore request that this application is refused planning permission.

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 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.

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>