



Arun District Council
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28th February 2022

Amanda Worne
21 Giles Close, Yapton
Yapton
Nr Arundel
West Sussex
BN18 0LG

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 27th February 2022 which has been recorded as an objection with the comments as follows:

OWPC44675

I think there comes a time when we need to really stand up for our communities and say enough is enough. This application is a classic example of landowners and developers playing the system and attempting to build for monetary gain alone without any consideration for the impact on the residents involved and the quality of their lives. This application is outside the built up boundary, it is not part of the Neighbourhood plan. It is not in ADCs local plan, again it is on grade A agricultural land and imposes on the green gap between Yapton and the Bilsham. It is not sustainable with no pavement or cycle paths to connect it to the cyclepath at Commets Corner and West Sussex County Council have just refused the Landings application as there is no provision for a secondary school which will also apply to this development too. We have no facilities for 11-17 year olds and each application so far only provides play areas for younger children. This lack of facilities has caused a rise in ABS behaviour in Yapton which will only get worse with the event of more families moving in to the village. Yapton is considered a deprived area and the overdevelopment we are experiencing is just going to exacerbate the situation as the real needs of the community are not being addressed and no vital supportive infrastructure being given. This application breaks so many planning policies and does not adhere to the Human Right Act so it really must be refused.

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>