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28th February 2022

Kate Lowrey
31 Fairholme Drive
Yapton
West Sussex
BN180JH

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:

OWPC44680

I wish to object to this planning application in the strongest possible terms for the following reasons;
There are currently five active building sites in Yapton. The village is taking on a lot of new housing, into the thousands & with little or no infrastructure improvements. For example, there is no new Secondary school being proposed & Yapton Primary school is pretty much up to its capacity.
Bilsham Road has become a "Rat run", since the Bognor relief road was built & is now a very busy road with cars using it to get on to the A27. It already has one new housing development which exits onto it. Having another major housing estate exiting onto Bilsham road will simply add to the high volume of traffic on this road. It will also increase the amount of traffic using Comet Corner, which is already an accident blackspot.
Currently, there is also a lack of available doctors in the village, as the influx of new residents continues from the five active building sites. This extra site will just compound the overstretched doctors surgery.
This development is going to be built on prime agricultural land, which is in direct conflict with the government wanting to keep agricultural land for crop growing, to make the country more self sufficient & less dependent on imports of food from abroad.
All efforts should be being made to use Brownfield sites for new housing developments in the area. This is simply not happening.
More wildlife will be made homeless by this development. Already many hedgerows have been removed in Yapton by developers & are not being replaced. The overdevelopment of the village is having a highly detrimental effect on the local wildlife, which will soon cease to exist if this constant building of new houses

continues.

Everyone has the right to have green spaces & open spaces locally to enjoy. This is a development too far and is against the human rights of villagers in Yapton, as its yet more green space that is being destroyed. There is also the risk of flooding in the local area and this extra development will do nothing to help that particular problem. There is already a problem in the village with the sewers, which are struggling to cope. My neighbour has to have his drain cleared at least twice a year, due to it backing up. This area has taken more than its fair share of new housing, while receiving frankly embarrassingly small amounts of money from the developers to go into the local area. Infrastructure has simply not been improved & Yapton is struggling under a wave of new development. Its time to look elsewhere to build!.

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>