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1st March 2022

Mr and Mrs Connington  
14 Gladstone Road  
Yapton  
Arundel  
West Sussex  
BN18 0JP

**Case Officer:** Mr S Davis  
**Telephone:** 01903 737874  
**Email:** [Simon.Davis@arun.gov.uk](mailto: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 1st March 2022 which has been recorded as an objection with the comments as follows:

OWPC44782

We strongly object to this outline planning application for the following reasons:

1. This planning application is not in the Local Plan or Neighbourhood Plan.
2. This is Grade 1 agricultural land and is outside the built up boundary. Also, at a time when the population is being encouraged to reduce meat consumption, have a meat-free day weekly and reduce our carbon footprint, using Grade 1 agricultural lands for housing is a contradiction. We need to use this land to produce locally-produced vegetables/grain.
3. We feel that it is overdevelopment of the area. We do not have the infrastructure to support the houses we already have, without the addition of those currently in the building process and any future proposals. The sewer system in Yapton regularly struggles to cope with rainwater with many areas flooding. Bilsham Road is one such area and the fields bordering it regularly have large pools of standing water. Schools, doctors and dentist surgeries in the area are already struggling to cope. There are very few facilities/activities available in the village for young children and teens. Likewise for the adults.
4. The applicant is already partway through an application for the field next door which still needs approval on reserved matters and they should get that application fully approved first before applying for this application. Furthermore, the committee should take into account the reserved matters application and the impact that one will have when considering this one.
5. 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 then surely this application cannot be supported either as there is still no provision for a secondary school. It is not sustainable !!

6. There are no pathways, pavements or cycle paths along this road making it dangerous for people to use. It is a small village road and is, already, very busy. Traffic has significantly increased in recent years since the Bognor by-pass has been built and increased new builds in Yapton. New housing estates in the process of being built in the village will exacerbate the traffic issues further, and, in particular, the reserved matters application for 250 on the next field.

7. Even though there have been many new houses built in the area, with hundreds more in the process of being built, no additional provision for a new medical centre has been made. We also understand that the Meadowcroft Surgery in Yapton, which was closed in 2020, is not reopening.

8. The Human Rights Act, which is one of the most important Acts in existence as it protects the rights of people, states that the Council is obliged to look after and care for the wellbeing of it's 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.

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](mailto: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>**