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23rd March 2022

E Cordingley
Yapton

Dear Sir/Madam,

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

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 21st March 2022 which has been recorded as an objection with the comments as follows:

OWPC45427

As many others have already written - this site is not included in the local plan or even in the revised neighbourhood plan. The layout looks like ANOTHER estate with only a footpath for connectivity. The exit onto Bilsham Road is far too near to the plans for the neighbouring estate of 250 houses which joins with the Drove Lane estate of 300 houses. So why wouldn't the planning dept insist that these estates are connected? It is a ridiculous plan that needs to be scrapped.

And let us not be fooled into thinking that the 'biodiversity improvement area' is going to be left as open land. We know what can happen to land left as an open area on a development site.....Redrow at Ford Lane have submitted an application for extra houses on what should have been left as an open area - and they are halfway through the build! Makes a mockery of approval at the outline stage. Bilsham Road and the A259 need a lot more consideration for traffic/cyclists/pedestrians safety before any more houses are even proposed. It's not all about housing numbers but communities need consideration. Is anyone in Council able to stand up for sensible and sensitive planning??

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>