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10th May 2022

Margaret Eleanor Elkin
Brambles
North End Road
Yapton, Arundel
BN18 0DL

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 10th May 2022 which has been recorded as an objection with the comments as follows:

OWPC47351

The people of Yapton worked hard formulating a Local Plan, yet this application is outside the agreed development plan and is good quality arable land. Arable land grows crops needed to feed the population, not only in Yapton and the surrounding area, but nationally. We should provide for ourselves and not import crops.

The infrastructure of Yapton and the surrounding areas cannot support any further development. Getting an appointment to 'see' a GP for a face to face consultation is nigh impossible, no wonder so many people resort to attending A&E or self medicate (often getting it wrong).

The dentist in Walberton (the only NHS dentist in the area) is full and unable to take on more patients.

The condition of the local roads is diabolical and deteriorating, which can and will cause an accident. The access roads to the village are also in a poor condition and not suitable for the heavy traffic that is using them.

The level crossing in North End Road was changed to a double gate crossing and we were warned this would lead to delays; the traffic queues for the crossing are getting longer and longer and have been stretching almost the length of North End Road; this leads to drivers using residents drives to turn round and find an alternative route. Cars turning round this way are liable to damage the resident's own vehicles and has

happened at least once.

Another important point is that this is that Yapton is in a flood plain area. Already large puddles are appearing after rain in areas that have already been built on and covered in concrete and tarmac.

Hedgerows have been ripped out, hedgerows that have previously provided protection for wildlife. Tragically where an area has been developed the wildlife has had nowhere to turn so are roaming on roads more than previously, this has led to more roadkill of badgers, deer, foxes etc. We no longer see rabbits or hares. We know crested newts (protected) are in the area, I have seen some crossing roads, I suppose seeking a decent pond! Locally there is a family of foxes trapped behind fences erected to mark a potential development area, they are confused.

We have reached saturation point, no more building. Look are brown sites for this and stop using arable land.

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>