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19th May 2022

Ms Edwards & Mr Monk
The Millers
Yapton
Bn180le

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 18th May 2022 which has been recorded as an objection with the comments as follows:

OWPC47610

I feel compelled to comment against this application as it appears that literally no one in planning has looked at the overall development in Yapton already started or granted permission 'as a whole'. It really seems that development in the area is completely out of control and being allowed without any consideration to the negative effects that are already evident.

The sheer scale of developments, if taken as one application would without doubt require infrastructure conditions and new schools and services to accommodate the amount of new people and vehicles. Yapton is a very car dependent area with no train services so more needs to be done to improve public transport prior to permitting any more development.

My property borders the sites already granted planning for 550 new homes (bilsham road and drove lane sites) and before that has even started there are infrastructure issues. I have not once been able to drive up Bilsham road without experiencing traffic congestion. I spend several minutes in long queues of traffic trying to exit from the south of bilsham road. (A notoriously dangerous junction already) This should not be happening in a village. A village the size that we do not even have a dentist or more than a couple of essential shops. No library and not enough school places to accommodate such rapid growth in the community.

I urge planning to look at the overall picture of recent and granted developments in Yapton and see that this proposed development is just too much in such a short time for the village to absorb.

Please rightly also consider the current community who have had many months/years of disruption and building disturbance already and have several more years of that ahead with the developments already granted but not started yet. New homes are needed across the south but protecting the quality of life of

existing communities in the process must be a priority.

In conclusion I object to this proposal and urge the council to really and properly look at the overall overdevelopment in Yapton already without updated infrastructure that this proposal will worsen.

With regards

On a side note I also see that the proposed designs of the new buildings are completely out of keeping with the area (as are many that have been built already). Why can't new developments, especially in areas of beauty and surrounded by villages and fields, be required to be designed to fit with the local areas?

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

