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23rd May 2022

Angela Stewart
Claremont, Bilsham Road
Yapton
BN18 0JG

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

OWPC47670

1. This development makes use of Grade A agricultural land - foolish when the conflict in the Ukraine is likely to result in food shortages, why are we building on such land that might well be needed to maintain a secure food supply
2. There is little or no planned infrastructure to support the massive amount of development in Yapton. The primary school is overflowing, getting an appointment at the doctors is not easy, it can only get worse. Bilsham Road is getting busier and busier with no prospect or space to alter this. Heavy vehicles use the road as a rat run as will all the car drivers living on such a new development. There are far too many houses being built in a single area.
3. This development was not part of the aLocal Plan, yet it has been sprung on us. It is outside the built up area boundary. Yapton is in the process of being subsumed into the corridor between Littlehampton and Bognor - it makes it a suburb - it is so damaging to the community as a whole that its character and definition is being systematically destroyed. Of course houses need to be built, people need homes, but in a properly considered way which does not potentially destroy a community and is more than a just for profit activity.

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>