



Arun District Council
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24th May 2022

Craig Radoki-Smith
39 Tack Lee Road
Yapton
BN18 0HB

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 24th May 2022 which has been recorded as an objection with the comments as follows:

OWPC47718

This application - in addition to the very high number of already Approved number of new properties - is just another example of total greed by the Developers, who are just trying to further increase the properties they want to build.

The Strategic Development area, to the West of Bilsham Road and South of Tack Lee Road, was something the local residents did not want, and was rail-roaded through Planning by Conservative Councillors (a number of who have now lost their seats).

All proposed, future developments cannot be allowed to be carried out on Agricultural land until all Brown-field sites have been used and developed on.

All future, proposed developments should only be considered if the properties are aimed at the requirements of local people, and can be afforded by local people, taking into account the Mode income (not the Average or Median income) of local people.

Arun Council should stand up to the, now discredited, Central Government requirement for unsubstantiated very high target levels. It does not take into account local requirements in both housing numbers - and affordability.

Any new development plans should only be considered if they are within 200-metres of the stated home property of exiting (or very recently un-elected) Arun District Councillors.

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>