



Arun District Council
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31st May 2022

Nova Harris
The Nutshell
Bilsham Road Yapton
Arundel
West Sussex
BN18 0JN

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 31st May 2022 which has been recorded as an objection with the comments as follows:

OWPC47837

It's not possible to add another development to Yapton, this would bring the total close to 12-1300, well over double the local plan offered. Sadly you take your life in your hands trying to use the A259. A line has to be drawn somewhere to say enough houses for our own safety. No more development until Comet Corner has been addressed and the problem has ceased. In addition Bilsham Road is struggling with the level of traffic with the road backed up several times of day, more houses will add to this. At other times it's a racetrack with people speeding at the end where this development will sit. There needs to be speed management put in place before another junction to a development is added to the road.

This particular development is not cohesive in plan and design with the village and the road it would potentially sit. Bilsham Road is Family homes facing the road with old cottages dotted between. This development feels segregated from the rest of the street, it doesn't follow the housing line and has flats with balconies close to the road side, these are not in keeping with the type of road it is nor is the blue weather board. This design is better suited to a coastal town not a rural village. The developer hasn't given consideration to the rural surroundings.

There's a real problem with antisocial behavior in the village, this development provides nothing for teens to do. It's segregated from the heart of the village and the neighbouring estates and the road it sits, this won't promote good healthy neighbourly relationships. There was nothing for my teens to do 20 years ago in the village and nothing has changed. The developer may provide some money however this doesn't change the fact there is nothing to do on their doorstep whatsoever. The developers are creating a problem and leaving the situation in the lap of the parish and the already overstretched police.

This field is grade 1 agricultural land. This land is so important to our future generations sustainability. For this reason alone Arun should object to this development. In addition it's the last green field between the historic Hamlet of Bilsham with many grade listed buildings and Yapton Village. It's important to keep a defined line between the two to retain their individual identities.

Souther water can not cope with the growth in Arun. They are already receiving huge fines for pumping excessive foul water out to sea, more development will only add to this.

Arun should pause for a moment and look at the infrastructure as this and further development in this village will burden the parish and provides nothing for the new residents.

This is not the right site for any more development for all of the reasons above and many more. Developers/Arun should identify a suitable location to create a new town or village with its own identity/parish with the associated structure and amenities it needs to thrive. Tagging on more and more smaller developments leaves everyone lacking.

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](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>