



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

7th June 2022

Allen Misselbrook
Walene 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 7th June 2022 which has been recorded as an objection with the comments as follows:

OWPC47976

This application should be rejected for the following reasons:

1. The site is outside the area designated for development of further housing. Yapton is already being over developed with new housing.
2. The infrastructure is struggling to cope with existing traffic let alone the extra vehicle movements that will occur with this and other new developments already under construction. Exit from the village onto the A259 at Comet Corner and the Oystercatcher are almost impossible at peak times and these times are increasing in length resulting in incredible tailbacks. Drivers take unbelievable risks to exit resulting in quite a few accidents. It is only a matter of time before someone gets killed.

This and other new builds seem to lack car-parking facilities which will mean many parking their cars on the road. Most homes will have at least one car and many with 2, 3 or even 4 cars. The side roads along Bilsham Road are already filling up with cars belonging to residents from other areas.

3. Doctors surgeries are under extreme pressure to cope with their current patient lists, any more, which this proposed development will result in even more extreme delays in getting an appointment, if at all, to see a doctor.

The school will run the risk of not being able to cope with the increase in children requiring a place. The school is surrounded by new developments either in the process of being constructed or waiting to start which will greatly curtail extending the facilities. Parents dropping children off or picking them up from the school is

causing chaos at the moment in North End Road, sometimes causing gridlock, especially when large lorries try to get through. What will happen when emergency vehicle need to pass through?

4. The land on which the application refers to is prime agricultural land as is many of the sites already under construction. The food supply chain is already under extreme pressure to feed our population with soaring prices especially from imports. This land is needed to produce crops which are sorely needed. The more food we can produce ourselves will decrease the number of miles logged from imported food hence limiting the amount of greenhouse gasses produced.

5. Services - The main drainage and sewers will risk being overloaded even further than they are at present. The water companies are already in trouble handling existing levels. Yapton suffers from flooding which has seen an improvement over the past few years but this will be reversed if this and other developments are allowed.

6. The reason given for the construction of these new builds is that we need them because we do not have enough housing stock to house our population. Who is going to be able to afford them? not many of our children and grand-children. The majority will be priced towards the top end of the market precluding many of our younger people from purchasing them.

7. Finally, the environment and quality of life for the village residents. This development will take away a large tract of land from being used by wildlife. Many types of birds, animals and insects live and breed on this greenfield site. Almost all of our wildlife is in decline, we need to preserve as much land as we can to aid their survival and in turn ours. The development of this site will add to the decline of rural life which will affect the health and well-being of many of the inhabitants of Yapton and Bilsham.

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>