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9th June 2022

Misselbrook  
Walene, Bilsham Road  
Yapton  
Near Arundel  
West Sussex  
BN18 0JN

**Case Officer:** Mr S Davis  
**Telephone:** 01903 737874  
**Email:** [Simon.Davis@arun.gov.uk](mailto: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 9th June 2022 which has been recorded as an objection with the comments as follows:

OWPC48019

I am rejecting this proposal for the following reasons:

- a) Yapton is already being over developed with new housing. The roads are too narrow to cope with the extra volume of traffic and definitely not wide enough to enable the addition of footpaths.
- b) The infrastructure is already struggling to cope with existing traffic let alone the extra vehicle movements that will occur the new developments already under construction. Turning right from the village onto the A259 at Comet Corner and the Oystercatcher is almost impossible at peak times. Villagers are already feeling anxious about trying to drive across the road.
- c) Not enough room is made for parking in the new estates. A new family home may have parking for two cars, but when children grow up they will all undoubtedly have their own cars. You only have to look at recent builds around the area to see that all the roads are clogged up with cars parked along every verge and pavements.
- d) The Doctors surgeries are already oversubscribed. It is already difficult to get an appointment. With the addition of even more new homes, the situation will reach crisis point.
- e) The school will not be able to cope with a huge increase in pupil numbers. Parents will be forced to take their children further afield to school - even more traffic on already very busy roads.
- f) The land the application refers to is prime land for growing vegetables and crops. The current situation in Ukraine has highlighted the fact that we need to be more self-sufficient. Not to mention the fact that we need

to be aware of climate change. Building on this land would be an affront to everyone who takes these matters seriously.

g) The water companies are already struggling with the demand of the many hundreds of houses that have been built or are being built at present. 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.

h) As part of Climate Change awareness and promises to preserve wildlife for the future, we are aware of many types of birds, animals and insects that live and breed on this 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.

i) Building on this piece of land would have an adverse effect on the village life. There are already about 550 houses being built on a field adjacent to the greenfield proposed in this application. There is no way in which this application would improve any part of the lives of the people who live here. The gain would only be for those people who can make money out of building on, yet another, greenfield site.

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](mailto: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>**