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10th June 2022

Peter Elkin
Brambles
North End Road
Yapton, Arundel
BN18 0DL

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 10th June 2022 which has been recorded as an objection with the comments as follows:

OWPC48050

First we were threatened with an ECO Town but Central Government realised to was not a good plan. Then the developers, probably having looked at the area at that time and with the support of a greedy landowner, saw simply open green spaces (the old Greenbelt). They completely ignored this was all good arable land supplying grain and other foodstuffs of good quality. So they joined up with the greedy landowner and have slowly worked to destroy this once beautiful village.

Yapton is a village with the very basic facilities of a village, but adequate for those who lived here. We now have more residents that the GP surgery can cope with, one NHS dentist in an adjoining village, but is also over subscribed and are not taking on anymore patients. A school struggling to cope with the obvious arrival of more children. A road system of B grade roads that simply cannot take the industrial traffic using them so they are breaking up with many pot holes. Traffic jams caused by residents (including the new residents) trying to leave the area to get to work. Illegal parking that increases. Speeding has become a serious issue on all roads, particularly the four access roads to the village. Sadly teenagers living in a small village with no facilities being destructive at all times of the night.

We read that the developers have donated money to Arun Council to provide and improve facilities, particularly the danger areas, i.e. Comet Corner, the Oyster Catcher junction to name but two. Money to provide medical facilities, schools etc. Nothing has been done about these but many of these things should

have been set in motion first - we doubt they ever adequately will be.

Now this developer wants to destroy good quality arable land that provides good quality food for those who live in this country, be it for human or animal consumption it all goes to providing food. Instead the importing of power quality and overly expensive food products will have to be imported adding import taxes to the already imported items.

This village needs NO MORE CONSTRUCTION OF HOUSES and the money paid so far, supposedly for investment in the infrastructure etc., in improving the condition of the roads, properly. Better schools for the village children, the Staker land behind or adjacent to the school would have been a better use for this, i.e. provide a through school (infants - primary - senior - sixth form). A bigger GP surgery staffed with sufficient GPs and an NHS dental practice.

Peter J Elkin

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>