



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

27th August 2020

Mrs Julie Robinson
Bilsham Manor
Bilsham Lane
Yapton
West Sussex
BN18 0JX

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/70/20/OUT
Site Address: Land East of Bilsham Road & land adjacent to Little Meadow Bilsham Road Yapton
Description of works: Outline application with access for 81 No. new dwellings including 18 self-build plots (but retaining Oak Trees & Little Meadow dwellings), 3 No. new light industrial buildings as part of an enlarged employment site, Public Open Space & a new Village Hall. The existing junction of Grevatts Lane West & Bilsham Road will be closed & Grevatts Lane West diverted to a new access point to the South. This application may affect the setting of Grade II Listed Buildings & is a Departure from the Development Plan.

Thank you for your internet representation made on 26th August 2020 which has been recorded as an objection with the comments as follows:

OWPC29252

I strongly object to this application which is set in countryside outside the built up area boundary of Yapton. Yapton has already contributed more than its fair share to housing requirements in the Plan period. Bilsham hamlet is mentioned in the Domesday survey, it has always had its own identity whilst being attached to Yapton. It is currently completely unspoilt and retains its 19th century and earlier street pattern. Housing in the hamlet are those associated with the former Manor of Bilsham, its main farms and either the outbuildings attached to those farms or former farm workers cottages. A large number of Yapton's Grade II listed properties are situated at Bilsham, including the 13th century Bilsham Chapel. Contributions to housing in recent times have been via conversion of former farm buildings, there is NO new build. Therefore, to suddenly stick a new housing development of 80+ houses and light industrial units onto this historic and unspoilt hamlet is wholly inappropriate. Bilsham is to be designated an Area of Character in the revised Yapton Neighbourhood Plan, progress to community endorsement only delayed due to Covid. I would remind Planners that another similar development at Bonhams off Hoe Lane was refused due to similar inappropriate siting within Yapton's other historic hamlet of Flansham. If Arun are going to permit these sorts of speculative inappropriate housing schemes in the countryside, far removed from the built up area boundary and also spoiling the setting of listed buildings to go ahead, we might as well just have a complete free for all. Bilsham needs to be considered as a whole hamlet, including Bilsham Lane, and the affect the granting of permission

for this would have on the whole of it.

I also strongly object on the basis that the Transport and Highways appraisal is completely out of date (2017) not taking into account all the recent development in the village and the affect on nearby roads and junctions and the absence of other required information.

Grevatts Lane West is a public highway and should not be closed off unless either public access for all users is also permitted off the new access, or the existing access is retained as a restricted byway or bridleway, enabling access to the currently gated off section which is the subject of both a Community Highway Scheme and a Definitive Map Modification Order application (WSSC DMMO 5/20).

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 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/planning-decision-process>.

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control 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 www.arun.gov.uk/planning-privacy-statements

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.