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28th August 2020

David Robinson
Bilsham Manor
Bilsham Lane
Yapton
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 27th August 2020 which has been recorded as an objection with the comments as follows:

OWPC29286

I am writing to lodge a formal objection to the above mentioned planning application on the following grounds.

1. Contrary to the Applicant's assertions, the site is not in a sustainable location and is unrelated to the nucleus of the village of Yapton. The proposed vehicular route to the village centre is convoluted and the site is remote from all local amenities.
2. None of the facilities that would be provided within the development would be of any benefit to other residents within the village.
3. The development would not, in any way, "add to the village of Yapton in a sympathetic and generic form", nor "provide an organic extension of Yapton".
4. The proposed two and three storey dwellings cannot truly be described as "low profile".
5. The Traffic and Highway Appraisal is vague in the extreme and is out of date, having been prepared in April 2017. Since then significant additional developments have been permitted in the village of Yapton; none of which has been reflected in the Appraisal.

6. No detailed survey data has been submitted to demonstrate how the existing road network will be impacted by the additional traffic that will be generated from this and other approved developments. The "likely" split of traffic with two thirds travelling to and from the south is not supported by any evidence.

7. The existing B2132 Bilsham Road is already heavily congested with serious queues of traffic backing up at peak times from its junction with the A259 at Comet Corner. This junction is already totally inadequate for current traffic volumes and will be placed under considerably greater strain once the additional traffic that will be generated by developments already approved elsewhere in the village of Yapton come on stream. This situation exists despite the junction improvements "scheduled to be completed by the end of 2017". The Appraisal refers to "a cluster of accidents at Comet Corner" without any explanation as to why this will not be further aggravated by the additional south-bound traffic generated by the proposed development.

8. It is noted that the application includes for the provision of a Village Hall. No evidence has been submitted to justify why this "facility" is required. There is a perfectly adequate Village Hall in the centre of the village and there can be no justification for it to be duplicated here.

9. The provision of additional industrial units within the development is considered inappropriate and likely to give rise to a conflict with the housing provision.

10. The Traffic and Highway Appraisal fails to deal with the additional number of HGVs and other commercial vehicles that would be generated by the industrial users; nor how these could be safely accommodated at the Comet Corner junction.

I am of the opinion that this is a totally unnecessary development, in the wrong place. Yapton is already being swamped by over 1,000 new houses and it is believed that no further developments should be permitted, other than as infilling within the village boundaries, until such time as all these new houses have been completed and the highway network improved to accommodate the additional traffic that they will generate.

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.