

28th August 2020

Vincent Hancock
85 Bilsham Road
Yapton
Arundel
BN180JY

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 19th August 2020 which has been recorded as an objection with the comments as follows:

OWPC29061

After reading the information presented there is no mention who will retain ownership of the land and lawn areas (Council or private owner) and who will maintain them and whether these will only be accessible to the the new homes proposed to be built. There is no mention of control and security for the area in the event of people using the the lawn area for other activities. There is no mention of added noise pollution it will create from people using the the lawn come play area coupled with the present noise being generated by the current business. There are also issues with security for the present houses to which the play area backs on to, will this be fenced off to provide security what sort of fence etc would be used or would trees be planted who will maintain fence of trees.

Not mentioned is who will control the use of the new village Hall building which will reside on the land. Also not clear is the waste water discharge of the new proposed buildings which should be taken in to account as presently all the dwellings in this area are either on septic tank or cess pits. If the new houses, village hall plus new business premises where going to be coupled up to a new waste water discharge would this have benefit to the local dwellings being allowed to couple to it to ease the use of cess pits and septic tanks in the area.

As for the pedestrians, the area is limited to the amount of pavements on the Bilsham Road how would people from Yapton travel safely to the area if they wanted to use the play area (Lawn area) There is also issues with extra lighting pollution as areas will require street lighting so to play areas to conform to safety

regulations there is no mention of this. from existing's reports of the area and MAPS produced the area is designated as Green belt should we not be protecting this by using brown field sites to make use of for building on.

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.