



Arun District Council
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1st September 2020

Leslie Hamilton Green
Dovecote, Hobbs Court
Bilsham Road
Yapton
Arundel
BN18 0JY

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 29th August 2020 which has been recorded as an objection with the comments as follows:

OWPC29302

At present, Yapton has housing developments either under way or have been approved, on all sides, amounting to at least 5 fields lost. This seems more than enough for the community to cope with. The roads are already extremely busy with the level crossing queues being frustratingly long, even outside rush hour. The Comet Corner junction is also very busy with more long queues for large portions of the day. To continue to add even more traffic to it is not a very responsible move as this remains a potentially dangerous road junction. The tight double bend at Bilsham Lane has always been a potentially bad accident spot and has experienced a number of near misses, collisions, glancing blows and motorcyclists ending up in the bushes. Adding yet more traffic will be just adding fuel to the fire. Finally how will the schools and doctor's surgeries cope with all these extra people?

This development would in effect be on the verge of merging Yapton, Bilsham and Middleton-on-Sea. I would also question the validity of the new footpath plans as I was under the impression that the grass verge around the outside of Hobbs Court was owned by some of the residents.

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](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.