



Arun District Council
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8th September 2020

Gill and Tim Nudds
87 Bilsham Road
Yapton nr 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 5th September 2020 which has been recorded as an objection with the comments as follows:

OWPC29417

We object on the following grounds;

1. We object because this is a greenfield site outside the development plan.
2. We object because our hamlet is not connected to the main drainage system. How could a new development of 81 dwellings be considered with this in mind.
3. We object because as this proposed development is three times the size of existing dwellings surely a public consultation would be appropriate.
4. We object because the noise pollution from the existing industrial site is already unacceptable.
5. We object because traffic movements in and out of Hyams Auto Lift Operation are already excessive.
6. We object because there are plenty of brown field sites locally if more housing is needed.
7. We object because "Comet Corner" our junction with the A259 is a known accident 'blackspot'. Adding more traffic to this junction can only result in more casualties.
8. We object because there is no evidence that a new public open space and a village hall are needed.
9. We object because the local school could not cope with the resulting increase in child population requiring education.
10. We object because medical centres locally would be overwhelmed by such an increase in population.
11. We object because Yapton Road/Bilsham Road would be unable to cope with even more traffic movement.
12. We object because the proposed development site borders onto open farmland and hedgerows currently

attracting an abundance of wildlife, deer, redkites, buzzards, peregrine falcons, marsh harrier, wheatears, yellowhammers, skylarks and goldfinches to name only a few . At the present time a survey of dormice is being carried out in Grevatts Lane west, bordering the proposed development site.

We object because the current infrastructure in our location would be unable to accommodate such a level of population increase.

In addition to our objections we would like to fully endorse the comments of Dilys Lownsbrough dated 18th August 2020 of The Potting Barn, No 5 Hobbs Court, Bilsham Road, BN18 0JY already posted on your site.

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.