



Mrs Ann Boxall
8 Victoria Villas
Bilsham Road
YAPTON
Arundel
West Sussex
BN18 0JD

9 September 2020

For the Attention of Case Officer Mr S. Davis
Arun District Council
Planning Dept
1 Maltravers Road
LITTLEHAMPTON
BN17 5LF

Planning Application. Y/70/20/OUT Mr J Hyams

Dear Sir

I strongly object to this planning application. My reasons are as follows

- 1 The A259 is unable to cope with more traffic. When driving to Bognor Regis, along the B2132 (Bilsham Road and Yapton Road) can take upto 20mins and more, to get onto the A259 as the traffic is banked back to the double S bend on Bilsham Corner. This can happen throughout the day, not just during the rush hours.
- 2 There is no main drainage in Bilsham.
- 3 I understand the gas main is Victorian and the main STD (telephone lines) run down Grevatt's Lane.
- 4 For many years, there have been ground-nesting birds in Grevatt's Lane. Smooth snakes have also been found there.
- 5 For many years, the Owl Nesting Boxes have been located high up in the trees. This is to aid the owl population. This is a valuable site for wildlife and must be protected.
- 6 This development is a disaster for YAPTON and BILSHAM. It would cause untold misery for people from noise and traffic pollution.
- 7 The most Important point is – **It is farmland being used for development. This is Grade 1-2 farmland.** There is a Bill going through Parliament to stop local authorities allowing farmland to be used for development.
- 8 This site is not sustainable and is completely unsuitable for development. It is unique in its wildlife habitats.
- 9 "The area surrounding Yapton is one of the main agricultural areas of South East England. It plays a vital role in the growing and cultivation of food, both for the country's dinner plate and the economy" (Yapton Neighbourhood Plan Pre-Submission Reg 14, 2014, p.34.)

AV Boxall MRS