



Arun District Council
Arun Civic Centre
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West Sussex BN17 5LF
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18th September 2020

Middleton-on-Sea Parish Council
7 North Avenue East
Middleton-on-Sea
West Sussex
PO22 6HQ

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 17th September 2020 which has been recorded as an objection with the comments as follows:

OWPC29639

MIDDLETON-ON-SEA PARISH COUNCIL

Telephone: 01243 585262 J.W.LAKE
Email: mospc@btconnect.com Clerk
7 North Avenue East
Middleton-on-Sea
Bognor Regis
PO22 6HQ

Assistant Director Planning Services
Planning Services
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF 17th September 2020

Dear Sir

Re: Planning Application Y/70/20- Land East of Bilsham Road & land adjacent to Little Meadow Bilsham Road Yapton.

Outline application with access for 81 new dwellings, 3 new light industrial buildings. Public open space and new village hall. Existing junction of Grevatts Lane West & Bilsham Road will be closed & Grevatts Lane West diverted to a new access point to the South.

At the meeting of the Parish Council's Development Control Committee held on the 16th September 2020, the committee unanimously agreed to OBJECT to this planning application on the following grounds.

- The proposed development is overbearing in light of the number of approved housing developments near this site.

- The proposed development is unneighbourly

- The Transport & Highways Report

does not reflect the possible increase in traffic based on approved housing developments in this and surrounding parishes that are due to be developed and therefore the data is incorrect

there is a planned feasibility study to be carried out on the A259 and this will take account of the various junctions at Comet Corner, Oystercatcher and the roundabout at Ford - approval of this application may have serious impact on that survey

If the planning application for 1500 houses at Ford Airfield is approved how will this impact on this planning application in terms of traffic movements.

- Highways Infrastructure - until the A259 survey is undertaken and funding is provided for the agreed solutions to the junctions mentioned above to be completed it is recommended that no further planning applications for housing developments be approved until the highway infrastructure is in place.

The Parish Council Development Control Committee therefore OBJECT to Planning Application Y/70/20/ and request you vote to REFUSE it.

Yours faithfully

Joe Lake
Parish Clerk

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.