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21st June 2021

David Foy
Rowan Cottage,
Grevatts Lane West, Bilsham
Yapton
Sussex
BN18 0LA

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/71/21/OUT

Site Address: Land At Little Meadow And East Of Bilsham Road Yapton BN18 0JY

Description of works: Outline application with access for up to 73 No. new dwellings (but retaining Oak Trees & Little Meadow dwellings), 405 sqm of new light industrial buildings as part of an enlarged employment site & Public Open Space. 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 18th June 2021 which has been recorded as an objection with the comments as follows:

OWPC37548

I am objecting to the proposed development on a number of issues, as follows;

1) currently the Bilsham Road/Yapton Road, deals with an increasing volume of traffic, particularly as further developments in the Yapton area are putting pressure on this road, a pressure that can only increase. Adding more housing and Industrial units will further overload an already overloaded road system. The majority of the traffic heading to the A259 is turning right towards Bognor, leading to tailbacks up the Bilsham Road. The proposed development will add greatly to this congestion, leading to further accidents at a junction which already sees its fair share of traffic accidents, some of a fatal nature!

2/ Farmland and the inherent wildlife population is presently being eroded away by the current developments in the Yapton area. This proposal exacerbates this situation, increases air pollution and eats into the present 'green belt' along the North of the A259.

3/ Drainage conditions in this area are already seeing rises in flood levels, and another 73 homes and some Industrial units and their 'hard' landscaping will do nothing to aid this problem, quite the reverse.

4/ The recent Highways Authority's comments refer to greater safety splays required where the proposed site road meets the Bilsham Road. This will inevitably mean the loss of the hedging leading up to Grevatts Lane West, and again will eat into whatever 'Green Space' the proposal allows.

All in all, we do not need this development in this rural part of the Sussex area.

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 including your name and address 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 Planning 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 Planning 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.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.