



Arun District Council
Arun Civic Centre
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1st July 2021

Yapton Parish Council
Mr A Gardiner
38 Ruskin Avenue
North Bersted
Bognor Regis
PO22 7ND

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 1st July 2021 which has been recorded as an objection with the comments as follows:

OWPC37899

The following is a summary of the full response posted separately on the portal.

1. Introduction

Yapton Parish Council (YPC) has given much consideration to the above outline planning application for 73 residential units at Land East of Bilsham Road. YPC continues to object to this proposal on similar grounds as the previous application Y70/20/OUT. YPC believe that there has been no discernible improvement to this proposal in terms of cohesion with the existing village centre, social or environmental benefit to the area as a whole or indeed genuine green and sustainable connectivity with both the village centre and the wider area.

YPC is of the view that this application is a departure from the both the ALP and YNP and should be refused planning consent.

YPC strongly object to this application on the following grounds:

2. Location and Character of the Site
3. Planning incl. the made Neighbourhood Plan
4. Housing Need

5. The Proposal including Highways issues

6. Conclusion

YPC view this proposal as being totally disconnected from Yapton and its facilities. YPC is of the view that the Parish has to date contributed positively towards Arun District Council's housing supply on a District level and more than adequately allowed for the Parish's actual immediate local need; significant weight must be placed on the both the Environmental and Social Benefits this scheme. YPC are of the view that the social benefits are deficient along with there being no comprehensive proposed improvements to sustainable transport to ensure safe green connectivity with Yapton's facilities as well as promoting healthy living and well-being.

YPC therefore request that this application is refused planning permission.

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.

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.