

2nd January 2026

David Thomas Foy
Rowan Cottage,
Grevatts Lane West, Bilsham
Yapton
BN180LA

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 and Country Planning (Development Management Procedure) (England) Order 2015

Application No: Y/80/25/S73
Site Address: Land West of Bilsham Road Yapton BN18 0LA
Description of works: Variation of conditions 2, 14, 15, 22 and 23 imposed under Y/52/23/PL relating to approved plans condition, proposed boundary treatments, proposed cycle storage, proposed ecological mitigation/enhancement measures and proposed energy/sustainability measures.

Thank you for your internet representation made on 30th December 2025 which has been recorded as an objection with the comments as follows:

OWPC80493

Looking through the documentation, I was unable to see the Traffic Information section relating to the southern flow of traffic to the A259 at Comet Corner.

Much of the current 250 unit scheme directly to the North of the site turns south to the A259, loading further the somewhat dangerous exit for vehicles turning right towards Bognor, and increasing the tailbacks to this junction.

Adding a potential 170 vehicles to this mix will completely overload the road system in this area. Comment has been made in the documentation for a 'recommendation' to provide traffic lights at the A259 junction, but until such time as the WSCC has the financial means and the will to implement these alterations to the junction (and indeed reduce the A259 speed limit in this area from 50mph to 40, or even 30mph), the road system will become more dangerous as the increased traffic flow tries to exit the junction.

Yapton is already oversubscribed with housing units. We need no more!!!

Please do not let this proposed development go any further.

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. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. 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/what-happens-next>.

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/planning-application-search>

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 <https://www.arun.gov.uk/privacy-policy/>

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://www1.arun.gov.uk/planning-application-finder>