

From: Daun Johnson on behalf of Planning.Responses
Sent: 29 June 2026 15:43
To: Planning Scanning
Subject: FW: Objection to BN/73/26/OUT Yapton Road proposal

Please upload email to BN/73/26/OUT, planning, rep

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From: Daun Johnson <Daun.Johnson@arun.gov.uk> **On Behalf Of** Planning
Sent: 29 June 2026 15:33
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Objection to BN/73/26/OUT Yapton Road proposal

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From: Jake Lavender [REDACTED]
Sent: 27 June 2026 11:24
To: Planning <Planning@arun.gov.uk>
Subject: Objection to BN/73/26/OUT Yapton Road proposal

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I object to this application for 198 houses on fields off/across Yapton Road.

My objection is based on the following material planning concerns:

1. Foul sewerage infrastructure

The existing sewerage infrastructure in this area already appears unable to cope with current demand, particularly during winter and heavy rainfall. A development of 198 houses would place significant additional pressure on an already strained foul drainage network.

This risks either increased sewerage tankering activity, causing further disruption, traffic movements, noise and inconvenience to road users and nearby residents, or increased risk of sewerage flooding, surcharging or spills to the environment.

Permission should not be granted unless there is clear evidence from the relevant water authority that the foul drainage network has sufficient capacity, or that necessary upgrades will be completed before occupation.

2. Surface water and flood risk

The proposal would replace open fields with roads, roofs, driveways and other impermeable surfaces. This would increase surface water runoff and may worsen existing winter drainage pressures locally.

The application should not be approved unless it is clearly demonstrated that surface water can be managed on site without increasing flood risk to Yapton Road, nearby properties, ditches, watercourses or the wider drainage network.

3. Highway safety and pedestrian risk

Yapton Road already experiences high traffic levels, and speed adherence by road users is poor. The footpath is narrow in places and at certain points appears to have little or no capacity to be widened.

This already creates safety concerns for pedestrians, including children, families with pushchairs, elderly residents and dog walkers. A development of 198 houses would generate significant additional vehicle movements and further increase risk to pedestrians using the narrow footpath.

Any highway assessment should consider actual traffic speeds and local conditions, not simply the posted speed limit.

4. Cumulative impact on local infrastructure

This application should be considered alongside other recent or proposed development in the surrounding area. The cumulative impact would place further pressure on roads, drainage, sewerage, schools, GP services, dentists, public transport and other local infrastructure.

There should be clear evidence that local infrastructure can accommodate this growth, or that necessary improvements will be secured and delivered before occupation.

5. Loss of habitat and impact on wildlife

The fields currently provide habitat and foraging ground for wildlife. I have recently witnessed red kites moving into the area and surveying these fields for prey. Development of this land would harm their ability to establish locally, as well as reducing habitat and feeding opportunities for other birds, mammals, insects and local species.

The application should be supported by robust and up-to-date ecological surveys, including birds of prey, nesting birds, bats, reptiles, amphibians, hedgerows and trees. Any claimed Biodiversity Net Gain must be genuine, local, deliverable and maintained long-term.

6. Landscape character and rural setting

The fields contribute to the rural character and open setting of the area. A development of 198 houses would significantly urbanise this land and materially alter the character of Yapton Road and the surrounding settlement pattern.

For these reasons I respectfully request that the application is refused. If the Council is not minded to refuse it outright, then at minimum it should require clear evidence of sewerage capacity, drainage capacity, highway safety improvements, ecological protection and deliverable infrastructure upgrades before any permission is granted.

Yours sincerely

Jake Lavender

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