

14th May 2026

Beata Courtney-Kus
2 Donovan Way
Yapton
Arundel
BN18 0ZR

Case Officer: Kathryn Welch
Telephone: 01903 737789
Email: kathryn.welch@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/18/26/PL
Site Address: Land adjacent to 35 Roemead Drive and 28 Donovan Way Yapton
Description of works: Construction of 2 No residential dwellings- one dwelling adjoining 35 Roemead Drive (originally approved as Plot 32) and the other adjoining Plot 50 which is accessed from Donovan Way. This application is in CIL Zone 3 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 14th May 2026 which has been recorded as an objection with the comments as follows:

OWPC83505

To: Development Management
Arun District Council

Re: Planning Application Y/18/26/PL
Land to South of Roemead Drive and Donovan Way, Yapton
Objection to Proposed Construction of 2 Dwellings

Dear Sir/Madam,

I wish to formally object to planning application Y/18/26/PL for the construction of two dwellings on land to the south of Roemead Drive and Donovan Way, Yapton.

My objection is based on the following material planning considerations.

The application site forms part of an important open buffer between adjoining residential developments. This role has already been recognised by Arun District Council in previous decisions relating to this land.

Under application Y/6/24/HH, the Council concluded that the proposal represented:

"harmful overdevelopment of a natural buffer purposely left as green open space and private gardens

between developments"

Although the current proposal has been redesigned, the fundamental issue remains unchanged. The proposal would introduce additional built form into a deliberately open transition area between developments, resulting in erosion of openness and harm to the spatial character of the estate edge.

The applicant also acknowledges that the previous appeal relating to this land was dismissed under appeal reference APP/C3810/W/24/3347560. The Planning Inspector identified concerns regarding disruption to the building line and impact on the character and appearance of the area.

While the current application attempts to address design concerns through a revised "book-end" approach, the proposal would still extend built development into land that previously performed an important buffer function. The Inspector's concerns regarding estate-edge character therefore remain relevant.

The proposed development also represents overdevelopment of a narrow and constrained area of land that was not originally intended to accommodate additional dwellings. The introduction of two new houses, parking spaces and additional hardstanding would create a cramped form of development out of keeping with the intended spacious edge treatment of this part of the estate.

The planning history demonstrates a gradual intensification of use:

originally open buffer land,
then incorporated into garden extensions,
now proposed for residential infill development.

Allowing this proposal would set an undesirable precedent for the continuing erosion of planned open transition areas within the development.

Previous applications on this site were also refused because insufficient information had been provided to demonstrate that surface water could be sustainably managed without increasing flood risk elsewhere. Although the applicant now refers to possible connection into the estate SUDS network, local residents remain concerned regarding cumulative surface water impacts arising from additional roofs, hardstanding and reduced permeable land.

Finally, while the applicant refers to biodiversity net gain calculations and hedge planting, the proposal would nevertheless result in the loss of existing undeveloped green space and further erosion of the landscaped buffer between developments.

For these reasons, I respectfully request that Arun District Council refuses planning application Y/18/26/PL.

Yours faithfully,

Beata Courtney-Kus

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>