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14th July 2026

John Courtney
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 July 2026 which has been recorded as an objection with the comments as follows:

OWPC84737

I wish to object to planning application Y/18/26/PL.

This proposal would result in the loss of an important green corridor that has long provided a natural separation between the neighbouring housing estates. The strip of land is far more than an undeveloped gap. It contributes significantly to the character of the area, provides an attractive outlook for nearby residents and serves as a valuable wildlife corridor connecting habitats that would otherwise become fragmented.

The proposed development represents an overdevelopment of a very narrow site. Introducing two dwellings into this confined strip would appear cramped and out of keeping with the surrounding pattern of development. The land was never intended to accommodate residential properties and its development would erode the open character that currently exists between the two estates.

I am particularly concerned about the impact on biodiversity. As a local resident, I have personally observed foxes using this strip of land on numerous occasions, and it is regularly used by a wide variety of birds for feeding, nesting and shelter. The mature vegetation and hedgerows clearly provide valuable habitat. I believe it is also highly likely that hedgehogs use this corridor, given the nature of the habitat and its connection between surrounding green spaces. Removing or significantly reducing this habitat would inevitably have an adverse impact on local wildlife.

This application should also be considered in the context of previous unsuccessful attempts to develop this

land. Unless the current proposal has demonstrably overcome the planning concerns that led to earlier refusals, there appears to be no justification for reaching a different conclusion.

I respectfully ask the Council to consider whether this proposal genuinely accords with the objectives of the National Planning Policy Framework and Arun District Council's planning policies, particularly those relating to protecting biodiversity, conserving and enhancing the natural environment, maintaining the character of residential areas and ensuring that new development is appropriate to its surroundings.

For these reasons, I respectfully urge Arun District Council to refuse 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 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