

Objection to Planning Application Y/32/25/PL

From: Andrew Nicholas Knight

Address: Well House, Bilsham Road, Yapton, Arundel, West Sussex, BN18 0JN

Date: 3 June 2025

To: Simon Davis, Planning Department, Arun District Council

Subject: Objection to Y/32/25/PL – Request for Design Improvements and Greenspace at Village Entrance

Dear Mr Davis,

I am writing to object to planning application Y/32/25/PL on the grounds of **design quality, lack of integration with village character, and absence of a landscaped greenspace** at the southern entrance to Yapton. I wish to be clear that I am not opposing development on this site in principle. I support the need for new housing and understand Yapton's role in contributing to housing supply. However, I believe this proposal represents a missed opportunity to **design sensitively and sustainably**, and to reflect the significance of this site as a **gateway to our village**.

1. Entrance Gateway Design and Absence of Greenspace Buffer

The proposed layout positions houses directly along Bilsham Road with **no meaningful landscaped buffer or green space**. This results in an abrupt and urban edge to the settlement, which is inconsistent with the rural approach into Yapton from the south. Currently, this entrance offers **open views of the South Downs**, which are valued not only for their scenic beauty but also as a marker of the village's identity.

Comparable developments nearby offer a clear precedent for a better solution:

- **Saturn Drive (entrance to North-East Yapton)**, a Redrow development, features a landscaped "greensward" and wall that offers a soft transition from countryside to built-up area.



Given that the proposed site is also by **Redrow**, it is reasonable to expect **consistency of design principles**, especially within the same village.

The following similar treatments preserve openness and reflecting local character.

- **Yapton Road (entrance to West Yapton)**



- **North End Road (entrance to North Yapton)**



- **Dollery Road (entrance to East Barnham)**



- **Boweries Road (entrance to West Barnham)**



2. Relevant Planning Policy Context

The following material planning considerations support my objection:

- **Arun Local Plan Policy D SP1:** Development must reinforce local character and identity.
- **Policy D DM1:** Requires development to respond positively to its surroundings and incorporate landscaping and boundary treatments.
- **Policy LAN DM1:** Protects local landscape character and views.

- **Policy SD SP3:** Encourages appropriate transition between countryside and settlement.

These policies, taken together, support the need for a green buffer or greenspace at this highly visible location.

3. Yapton Neighbourhood Plan (YNP2)

The Yapton Neighbourhood Plan 2 (2023–2031) emphasises:

- The importance of good design and integration with the village fabric.
- The need to protect views and landscape context.
- Retaining rural character and distinctiveness at village edges.

The current proposal does not align with these aims. It undermines the character of the entrance to the village, lacks landscaping appropriate to its rural context, and erodes openness.

4. Direct Impact on Local Residents

I live directly opposite the northern part of this proposed development. Without a greenspace buffer, the houses will face directly onto Bilsham Road, with minimal set-back. This will create a crowded, urbanised feel that is out of character with this quieter part of the village and affects existing residents' sense of space and outlook.

My request is consistent with the treatment of other village entrances and seeks only that this development be held to the same standard.

5. Preventing Fragmentation and Youth-Related ASB

Yapton has seen a notable rise in antisocial behaviour, particularly among young people, with **839 crimes recorded in 2024** (up from 452 in 2023), including violence and public disorder. Local hotspots include Bilsham Road. [Source: crimetrends.co.uk]

This trend coincides with rapid, disconnected housing growth in Yapton. When multiple developments proceed without integration, they risk forming **social silos**, particularly among young residents. This concern is not speculative.

A peer-reviewed study by Hyde and Eyrich-Garg (2023) published in the *Journal of Human Behaviour in the Social Environment* found that **fragmented housing developments contribute to social isolation and a loss of informal social control**, increasing youth-related ASB. The authors note:

“... silos undermine informal social control and limit opportunities for cross-neighbourhood engagement, thereby increasing susceptibility to youth-related ASB and social disconnection.” (DOI: 10.1080/10911359.2023.2254343)

This development, as currently designed, lacks shared green spaces, safe walking routes, or design elements to promote community interaction. I urge the Council to consider these wider social impacts.

6. Request

I respectfully request that the Council:

- **Refuses or conditions** this application to include a **substantial and context-consistent greensward or landscaped buffer along Bilsham Road.**
- Encourages a design revision that maintains **views to the South Downs.**
- Ensures that new development supports **social cohesion** through integrated layout, green space, and permeability.

This is not a call to halt growth, but a plea to ensure Yapton continues to grow as a village — not as a set of disconnected housing clusters.

Yours faithfully,

Andrew Knight

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF

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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 04 June 2025 10:13

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: Objection to Planning Application Y/32/25/PL

Objection.

Kind Regards

Simon

Simon Davis MRTPI

Principal Planning Officer, Directorate of Growth

T: 01903 737874

E: simon.davis@arun.gov.uk







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Littlehampton, West Sussex, BN17 5LF

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From: [REDACTED]
Sent: 03 June 2025 21:08
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Objection to Planning Application Y/32/25/PL

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Dear Mr Davis

Is it possible for me to send my objection letter to this application to you directly?

I do not seem to be able to attach photographs online in the planning tool.

I have attached the letter here in case you can agree to this.

If this is not possible, could you please let me know how I can submit this objection.

Thanks in advance for your help.

Kind Regards

Andrew Knight