



Arun District Council  
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9th May 2025

Jonathon Rolls-Drew  
2 Graham Road  
Yapton  
Arundel  
BN18 0JT

**Case Officer:** Mr S Davis  
**Telephone:** 01903 737874  
**Email:** [Simon.Davis@arun.gov.uk](mailto: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/32/25/PL

Site Address: Land West of Bilsham Road Yapton BN18 0LA

Description of works: Erection of 170 No. residential dwellings (30% affordable), parking spaces, internal site roads, public open space, children's play space, pumping station, surface water drainage features, landscaping and associated works. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 9th May 2025 which has been recorded as an objection with the comments as follows:

OWPC76346

Dear Arun District Council,

I wish to formally object to the proposed planning application Y/32/25/PL, on the grounds of inadequate provision and consideration for connected greenspace and pedestrian access, particularly for existing residents.

The proposed development severs the current informal access route used by residents for dog walking and general recreation, which leads from the existing development into the open field beyond the proposed site. This route represents a key part of the local community's access to nature and has long been used for dog walking and outdoor leisure.

The current layout forces existing residents to traverse the entirety of the new development to reach the greenspace proposed in the south. This constitutes a significant reduction in the ease and immediacy of access to natural, open land - something that was previously freely accessible. The lack of a direct and connected greenspace corridor from the existing to the new development not only disrupts local routines but also disregards the importance of preserving accessible green infrastructure for mental and physical well-being.

I urge the planning authority to reconsider the layout to incorporate a continuous and accessible green

corridor between the existing development and the field beyond the proposed site, preserving public access and prioritising the wellbeing of current and future residents.

Yours faithfully,  
Jonathon Rolls-Drew  
2 Graham Road, Yapton, BN18 0JT  
09/05/2025

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](mailto: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>