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9th June 2025

Claire Hill-Whittall
68 Bittern Avenue
Yapton, Arundel
West Sussex
BN18 0BW

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: 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 6th June 2025 which has been recorded as an objection with the comments as follows:

OWPC77050

I am writing to object to the planning application referenced above, which seeks permission for the erection of 170 residential dwellings, associated infrastructure, and landscaping. This proposal is a significant departure from the Local Development Plan, and I urge the council to refuse the application on the following grounds:

1. Destruction of Wildlife Habitat and Biodiversity

The proposed development will result in the irreversible destruction of an important natural habitat. The site currently supports a rich variety of wildlife, including:

Bats, a protected species under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017

Numerous bird species, likely including red- and amber-listed birds of conservation concern

Deer and other mammals that depend on the meadowland and woodland edge for shelter and food

This development would fragment and displace these species, undermining local biodiversity. No amount of landscaping or token green space will adequately mitigate this damage.

2. Loss of Trees, Meadow and Natural Character

The removal of mature trees, hedgerows, and established meadowland for development represents a tragic loss to the area's natural heritage. These features contribute to:

Carbon absorption and improved air quality

Flood mitigation through natural drainage

Scenic beauty and visual amenity enjoyed by residents and walkers

The large-scale loss of this green space contradicts the council's stated environmental and climate commitments.

3. Inadequate Infrastructure and Unsustainable Pressure on Local Services

The area lacks the infrastructure to support such a large development. The following key concerns apply:

Roads: The local road network is already under pressure. The increase in vehicle numbers from 170 additional dwellings (likely over 300+ cars) will exacerbate congestion, particularly during school run and commuter hours.

Schools & Healthcare: Local schools and GP surgeries are already operating near capacity. This proposal makes no meaningful provision to expand these essential services.

Public Transport: The area has limited or no reliable public transport, meaning most residents will be car-dependent, contrary to sustainability principles.

4. Noise, Privacy and Overlooking Concerns

The scale and density of the proposed development will lead to:

Significant increases in noise levels, both during construction and long-term, from traffic and general activity

Overlooking of existing properties, resulting in unacceptable loss of privacy for current residents

A change in the peaceful, rural character of the area, with increased light pollution and disruption

5. Departure from the Development Plan

This application represents a clear departure from the adopted Development Plan, which designates this area for protection from large-scale residential development. Approving such a major deviation undermines local democratic planning processes and sets a dangerous precedent.

6. CIL and Questionable Public Benefit

While the application falls within CIL Zone 3 and would be CIL liable, this should not be a justification for permitting development that is fundamentally unsuitable. The inclusion of 30% affordable housing, while welcome in principle, does not outweigh the considerable environmental and infrastructure harms, especially in light of the loss of irreplaceable greenfield land.

Conclusion

This proposal is unsustainable, environmentally damaging, and unsupported by local infrastructure. It fails to comply with the Local Plan and offers limited long-term benefits to the community. I therefore urge the planning authority to reject this application in its current form.

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>