



Arun District Council
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West Sussex BN17 5LF
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9th June 2025

R 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:

OWPC77051

I wish to object to the above planning application for the erection of 170 dwellings, which represents a significant departure from the Local Development Plan.

Environmental Impact

The site is a vital habitat for local wildlife, including bats, birds, and deer. Bats are a protected species, and their loss would breach UK conservation laws. The removal of mature trees, hedgerows, and meadowland would cause lasting harm to biodiversity and landscape character.

Inadequate Infrastructure

The local road network is already congested and will not cope with the extra traffic this development will generate. There is also insufficient capacity in local schools, GP surgeries, and public transport, making the development unsustainable.

Residential Amenity

This development will result in overlooking and loss of privacy for existing homes. Increased noise, light pollution, and construction disruption will negatively affect the quality of life for current residents.

Departure from Development Plan

This application contradicts the council's own Local Plan and threatens to set a dangerous precedent for further development on greenfield land.

While 30% affordable housing is welcome, it does not justify the significant and irreversible harm this development would cause to the environment, infrastructure, and community.

I respectfully urge the council to refuse this application.

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>