



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

9th June 2025

Yapton Parish Council
Lauren Bailey
Yapton and Ford Village Hall Room 4
Main Road
Yapton
BN18 0ET

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 9th June 2025 which has been recorded as an objection with the comments as follows:

OWPC77074

YPC has fully considered the above application. YPC has several concerns with the current proposal's distribution of affordable housing, poor use of landscaping and failure to maximise green connectivity with the scheme which would benefit the wider community.

Whilst YPC accept that planning has been granted for the principle of 170 residential homes YPC is of the view that there is still much that needs to be improved.

1. Affordable Housing

YPC would like to express its deep concern regarding the proposed siting of affordable homes within the proposed site. The application is proposing the majority of the affordable housing in one concentrated area creating a perceived 'ghetto'. YPC insist that the social housing is 'pepper potted' throughout the development to ensure a cohesive new community.

2. Connectively

Residential Travel Plan (RTP) states that one of its objectives is to ensure that the proposed footway network through the development will allow safe pedestrian access between the development and the existing pedestrian / cycle networks. This aligns with the This would be in line with the Yapton Neighbourhood Plan 2 (YNP2) which YPC would encourage.

To support the RTP, YPC insist that the applicant ensures open pedestrian links into Bittern Avenue to allow access to FP156 to the north of the site.

YPC would also encourage a pedestrian access point at the southern corner of the site onto Bilsham Road to allow free access to FP148.

YPC also require that the proposed footways and footpaths within the site are all suitable for wheelchair use and access.

Finally, YPC request that a safe pedestrian crossing is implemented on Bilsham Road linking the eastern footway with the new western estate. This would be in line with the YNP2.

3. Boundary treatment

However, YPC insist that the site boundary fronting Bilsham Road must retain its rural nature through sympathetic use of materials and landscaping.

YPC is concerned that the Bilsham Road boundary running from plot 129-plot 170 is visually overbearing and in conflict with the rural backdrop of this section of Bilsham Road. Then proposed plot boundaries being of brick and a minimum height of 2m. This creates an inward looking and closed estate aesthetic opposed to an organic and open porous boundary edge with Bilsham Road as proposed for plots 1-4 fronting Bilsham Road. YPC would seek that this boundary be reconsidered and improved to reflect the rural fringe of the village.

4. Landscaping

YPC would reiterate the need for the Bilsham Road boundary to reflect the rural fringe of the location. YPC insist that only native planting is used along this boundary and that no ornamental planting used as seems standard with this particular applicant's schemes.

YPC note that almost 50% of the southern area of open space is occupied by a single SUD/drainage basin. YPC cannot accept this unless it is landscaped in such a manner to reflect a natural reed bed or equivalent. The applicant has a similar feature within its development South of Ford Lane (Meadow Gardens) which is an eyesore and provides little added environmental gain to the overall open green space. YPC fails to understand how this current proposed feature positively contributes to any biodiversity net gain.

YPC would ask that lessons learnt are taken from recent schemes and improvements made for future proposals such as this one.

5. Conclusion

YPC therefore request that this application is refused planning permission until the above concerns have been fully addressed.

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 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.

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>