



THAKEHAM

Mr D Easton
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

10 July 2026

Dear David,

Re: Town and Country Planning Act 1990 (as amended) – Section 96A (Non-Material Amendment) – Y/127/21/RES – Land at Bilsham Road, Yapton.

On behalf of our Client (Bilsham Road Development LLP), we write to Arun District Council (the 'Council') to amend approved plans associated with planning application Y/127/21/RES pursuant to Section 96A of the Town and Country Planning Act 1990. The RMA was approved by the Council on 29 April 2022.

This covering letter accompanies the application and supporting documents submitted online through the Planning Portal under the reference PP-15059368, this application seeks to supersede the following approved drawings:

Approved Drawings	NMA Drawings
Proposed Site Layout (Full Site) – P201 Rev J	Proposed Site Layout (Full Site) – P201 Rev K
Surface Material Layout – P205 Rev C	Surface Material Layout – P205 Rev D

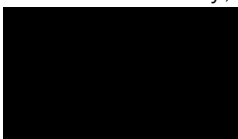
As set out in the attached email, Arun District Council reached out to our Client in November 2025 to request that a footpath connection was made on the northeast edge of the Site, allowing connectivity to Cobham Close through an existing path.

Prior to the construction of the development, there was an existing informal path across the Site that was used by the existing community, however during the construction the scheme, the informal footpath was closed off for safety reasons. The creation of the path requested by Arun District Council was supported by local residents and the Parish Council,

As detailed above, the proposed changes are non-material in nature and are being proposed to facilitate positive amendments to the scheme. We therefore respectfully request that this NMA application is approved without delay.

Should you have any questions in relation to the content of this submission, please do not hesitate to contact me.

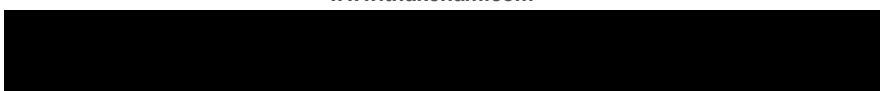
Yours sincerely,



Rhett Flashman
Planner

Thakeham House, Summers Place, Stane Street, Billingshurst, West Sussex, RH14 9GN

www.thakeham.com



From: Jack Trevelyan <Jack.Trevelyan@arun.gov.uk>

Sent: 03 November 2025

To:

Subject: ENF/357/25 – Land at Bilsham Road, Yapton, West Sussex

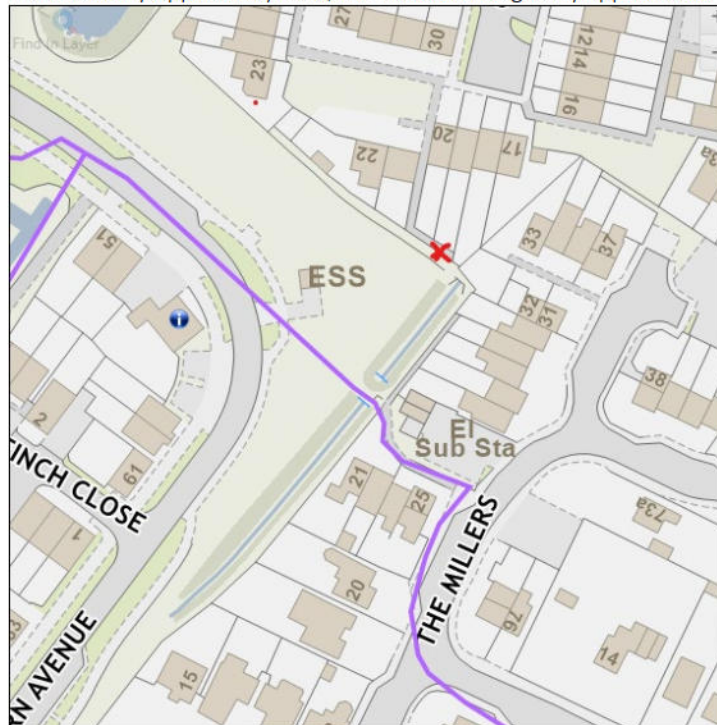
Re: ENF/357/25 – Land at Bilsham Road, Yapton, West Sussex

Good morning, hope all is well.

I understand that you may be leading on the delivery of this site – if not, apologies and if you could direct this to your appropriate colleague it would be appreciated.

If it is yourselves that has erected this fencing (photo attached – in the approximate position marked x, below) is there any opportunity for a section of it to be removed to allow public access through? I fully understand that it is probably not a confirmed PROW and there are no planning obligations on you to do this, however, it is obviously causing disquiet locally and I have received several enquiries as to whether it can be removed.

If there is any opportunity here, then it would be greatly appreciated.



Kind regards

Jack Trevelyan

Planning Compliance Lead

E: jack.trevelyan@arun.gov.uk

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

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