

19th September 2025

25 SEP 2025

To whom it may concern ,

Y/57/25/PL

I would like to highlight some errors in the above plan for sunnymead farm located in Yapton

Proposed Site/Block Plan 101

The section marked "existing trees" is not accurate, as all of these trees have already been removed. Could you please provide an updated version of this plan?

Mobile Home on site

Visible from the railway crossing, there is already a mobile home on the site. Where is the application for this, and why is it not included in the block plan?

Habitat Management Report

The report states: "a deficit of 1.27 habitat units (-41.42%)." According to the Biodiversity Net Gain (BNG) rule under the Environment Act 2021, developers must achieve a minimum 10% net increase in habitat biodiversity. Given that the trees have already been removed, the biodiversity loss is substantial. If the current deficit is recorded at over 40%, the true loss may in fact be closer to 95% when the extent of vegetation and habitat destruction is taken into account.

Classification of the Area

A response in the documentation describes the area as "urban fringe." This is inaccurate, as the site lies a significant distance from the built-up area boundary.

These inaccuracies raise serious concerns about the validity of the current documentation. I trust the council will review and address these issues accordingly.

REP

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notifications of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>



Our priorities...

 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
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From: Breezie Allwright <Breezie.Allwright@arun.gov.uk> **On Behalf Of** Planning
Sent: 26 September 2025 14:43
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW:

Breezie Allwright
Planner Degree Apprentice, Planning Department
T: 01903737889
E: Breezie.allwright@Arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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From: scanfrompostroom <scanfrompostroom@arun.gov.uk>

Sent: 25 September 2025 13:13

To: Planning <Planning@arun.gov.uk>

Subject: