

The Potting Barn
No.5 Hobbs Court
Bilsham Rd.
Yapton
West Sussex BN18 0JY

Jan. 21st 2026

‘Planning Application Ref. Y/80/25/S73, Variation of Conditions 2,14,15,22 and 23, imposed under Y/52/23/PL etc. for Land West of Bilsham Rd. BN18 0JY’.

OBJECTION

Disclaimer: The following details are included from sources provided by the applicant and from the internet. Some, are my ‘opinions’..... not ‘legal advice’ as I am not qualified to give this. ‘Aspects’ are contained, as ‘objections’ and for query and further investigation for accuracy.

1.The Application Form for ‘Barratt Redrow Southern Counties, Y/80/25/S73’, Validated on Dec. 22nd 2025.

a) In the earlier **Objection** for Y/80/25/S73, the postcode stated for the site applications was for **BN18 OLA** and was/is allegedly advised incorrectly for Y/52/23/PL, Y/32/25/PL and for Y/80/25/S73. Such actions query their validity, and in respect of inclusion in the Gov. inspector Appeal for Y/52/23/PL. Also, in respect of any legal challenge pursuant.

ai) **BN18 OLA is the postcode for Grevatts Lane West approx.1/4 mile from the ‘site’ and to the East.**

aii) **The appropriate postcode for the ‘site’ is for BN18 OBW, Bittern Ave. as directly above and adjacent to the West, and has been in existence for a considerable time.**

aiii) It is questioned how such allegedly long- term inaccuracy regarding details supplied for the same site, have remained unattended in outcome, and now also for Y/80/25/S73.

2.The Application Form Content for Y/80/25/S73 (23/12/25) and in Association ref. 'Barratt Redrow Southern Counties'

a) ((The agent Cover Letter of 12/12/2025, stated that they were acting for their client '**Barratt Redrow Southern Counties**' (no 'Ltd'. attached)).

b) When the Application Form was submitted and validated for Y/80/25/S73 on Dec 22nd 2025 it was observed that it was not by **Redrow Homes Ltd.**as for Y/32/25/PL but by **Barratt Redrow Southern Counties**, (no 'Ltd.' attached a stated).

bi) Under Applicant Name/Company details, it stated a named individual as understood employee of the Barratt- Redrow Group.

bii) In the Application Form immediately below this, it stated under '**Company Name**', '**Barratt Redrow Southern Counties**. (Still no 'Ltd'. attached, although the latter titled section indicated that a company name should be inserted as a requirement).

biii) Directly below that, as if allegedly a *company* address for Redrow Southern Counties inserted, as 'C/O ECE Planning,' *omitting* their Ltd. status too, followed by their address.

'Companies' are allegedly required to include their status in any formal communication.

biv) Because no confirming 'Ltd.' status accompanied the details for Barratt Redrow Southern Counties, it was investigated on the Companies House website. For both, 'Redrow Barratt Southern Counties Ltd'. and 'Barratt Redrow Southern Counties Ltd'. **No**

Ltd. Company details could be found for either name on the Companies House website.

bv) It is questioned in **Objection** why Redrow Barratt Southern Counties was put under the heading 'Company' on the Application Form when no such listing could allegedly be found on the Companies House website in confirmation.

bvi) Further investigation indicated that Barratt Redrow Southern Counties is allegedly a day-to day 'trading name', generically covering the 'group' after the merger of Redrow and Barratt in 2024.

bvi) **Legal Obligations for trading names:** - Allegedly, under the Companies Act 2006 and companies (Trading Disclosure) Regulations 2008, a business using a trading name must still be transparent about its legal identity.ie., submit its Ltd. formal status too as for planning applications.

bvi) In 2026, UK planning and corporate transparency laws also allegedly require clarity regarding the identity of the applicant, to ensure the application is legal and enforceable.

If a company uses a trading name such as 'XYZ Trading', it should also typically present alongside, the registered limited company name eg., ABC Ltd. 'Trading as XYZ, to avoid potential legal challenges to the application validity.

c) It is in **Objection** that these aspects have not been adhered to all or in part, and how this may affect the application overall.

d) The name of the owner of the land has also been redacted and there is no clear indication from the details submitted who the legal 'entity' is, as the one responsible for signing any legal obligations such as for an S106 /CIL requirement.

di) Such aspects allegedly go with the 'land' ownership as allegedly per The Assumption Liability Form but not published.

dii) Also necessary to know a notable person/company who would take on *legal* responsibility for the site in development. Not just an employee overseer.

diii) Further investigations indicated that there were several companies in association with 'Southern Counties' with Redrow/Barratt in their Title. Without a clear indication as to published landowner, it is allegedly impossible to know to whom one would refer if the application was approved.

div) It is understood from Gov. Guidance: - *'Local authorities must know if the applicant is a limited company for legal compliance, transparency and accountability. It should clarify who is legally responsible for the development, (and ownership of the site) which is crucial for public trust and enforcement especially if the development involves financial considerations such a S106 or CIL.*

In essence identifying an applicant as a company ensures the correct procedures are followed protecting the enforceability and integrity of the planning decision.

For an application to be valid it must be made in the legal name of the entity intending to carry out the development. Using an individual's name when a company owns the land can invalidate the application'.

dv) Although privacy is understood in some contexts, details withheld that are in the public interest ref a planning application allegedly prevents public debate through lack of clarity.

dvi) If 2 separate companies are involved with the same development it is also apparently necessary to know who any overriding party is to be responsible. In this instance Redrow Homes Ltd. for Y/32/25/P, or now for Y/80/25/S73 as unknown.

e) It is **Objection** that the details supplied in the Application Form as indicated above are allegedly unsatisfactory, inconclusive and misleading. It is respectfully suggested that the application should be dismissed/refused, because although an application can be submitted as a 'trading' name, it cannot alleged 'pose' as a Ltd. company instead. The Ltd. Company to which it relates should be specified too.

3.'Barratt Southern Counties Ltd'.

a) As above, was the nearest Ltd. company name that could be found on the Companies House website to the 'trading name' submitted. It is impossible to know whether this IS the company to which is referred from details supplied or otherwise.

b) Whether or not that company, it highlights an alleged lack of transparency as to which Ltd. Company in the Barratt- Redrow group is intending to be the actual developer of the proposed site as no Ltd. Company has been confirmed.

bi) Although 'Barratt Southern Counties Ltd'. is listed on the Companies House website as 'Active,' as still exists when Dormant, only having submitted accounts for a Dormant Company for approx. the last 5 years.

bii) The last accounts were submitted for a Dormant Company for Jan.31st 2025.It is not possible to know yet whether it has officially become 'live' as accounts for 2025 have not yet been submitted.

biii) It may also become important if Barratt Southern Counties Ltd. is to become involved with Y/80/25/S73, because from Dec.22nd when the application was made, it would have allegedly meant they were 'trading'.

c) If this company are NOT involved, it allegedly highlights again that the submitted details in the Application Form were unclear.

ci) Also in consideration. The assets of the Dormant status of Barratt Southern Counties Ltd. are currently listed as £210,000 on the Companies House website. As it stands, that allegedly may be insufficient to contribute towards requirements for either an S106 or CIL. Or in the event of a payment in lieu, if the Affordable Housing is dismissed through a Dov later.

d) In Conclusion: The Application Form allegedly indicates: -

- * An incorrect postcode for the site as continuing over 3 applications, and over approx. two and a half years.

- *The application has been submitted under a Trading Name reference, allegedly for a non-existent Company.

- *No indication given with the application on the planning website as to any legal identity/ Ltd company, nor of which aspect of the Barratt- Redrow part of the Group is to be involved.

- * Redrow Homes Ltd. application for Y/32/25/PL is a separate application from Y/80/25/S73, and connections otherwise cannot be assumed without clarity.

Thanking you in advance for your kind attention.

Yours sincerely,

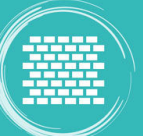
Dilys Lownsborough

PL- Rep

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From: Breezie Allwright <Breezie.Allwright@arun.gov.uk>

Sent: 21 January 2026 15:41

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

Subject: Fw: Objection to y/80/25/S73 ref Application Form content and name of applicant/company
Barratt Redrow Southern Counties

Rep

Breezie Allwright

Planner Degree Apprentice, Planning Department

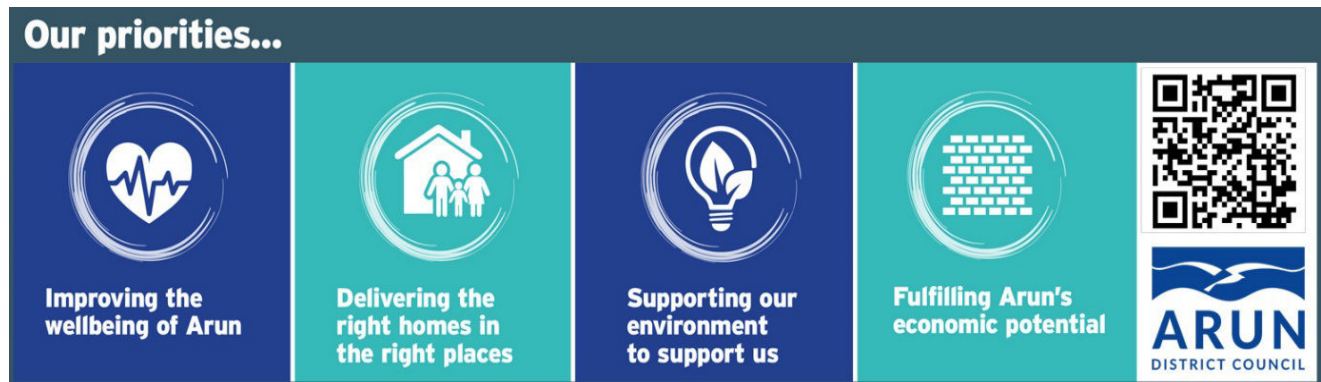
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Please note my working days are Monday, Tuesday, Wednesday and Friday.

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From: [REDACTED]
Sent: 21 January 2026 14:00
To: Planning <Planning@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Objection to y/80/25/S73 ref Application Form content and name of applicant/company Barratt Redrow Southern Counties

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Dear Planning,

Please find enclosed objection to Y/80/25/S73, for Land West of Bilsham Rd. ref Application Form Content- Name of Applicant, Barratt Redrow Southern Counties and Associated Matters.

Kind Regards,

Dilys Lownsborough