

The Potting Barn
No5. Hobbs Court
Bilsham Rd.
Yapton
West Sussex BN18 0JY

Feb 5th 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 OLA.

Disclaimer: The following details are included from various 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 in accuracy instead.

OBJECTION

1. 'Redrow' Planning and Affordable Housing Statement and with Proposed Conditions Included. Background

- a) It is noted in **Objection** that the S73, was allegedly brought forward to bypass Y/32/25/PL. As the former must be judged first in sequence, all the Consultee responses (including objections and proposed conditions from them), also the approx.100 public objections will not be considered at all, unless the S73 is refused.
- b) The other alleged reason for the S73, is that the objections by the ADC Drainage Engineers have not been answered by the 'Redrow' Engineers since Oct.2025, for Y/32/25/PL, and do not appear in the S73 as a 'different application'.
- c) Consultees for the latter are only asked to comment on the Conditions, so all or any concerns raised in the Y/32/25/PL are not included.

ci) If the S73 is approved, as stated previously, the applicant may choose from the 3 applications, going forward, Y/52/23/PL, Y/32/25/PL with unresolved drainage difficulties, or Y/80/25/S73, which bypasses them altogether.

cii) Thus, may allow drainage difficulties to continue, as the water table is recorded at its highest at 0.27mblg. If the S73 is chosen, the outcome from such a choice to the detriment of residents is allegedly apparent.

2.Condition2.Regarding House Changes Ref. Planning and Affordable Housing Statement Dec .2025

a) **Under 3.20 fig 5** shows a large area described for pictorial reference but continues in text that '*Construction is underway at both sites*'. Construction is not underway to the East as indicated in that diagram. It has been stated repeatedly in text incorrectly, and in pictorial referencing for Y/32/25/PL and now in the S73.

b) That the Thakeham site is not referenced by the applicant/ by name but was completed in May 2025 is considered a serious omission, as a development of 250 dwellings adjacent to a proposed development of 170 should have been referred to correctly in the DAS, but was not acknowledge as such.

Also, where drainage from an existing development may affect the new proposed one.

c) **Condition Under 4.25.** To change house styles from those of Bpklok to those of 'Redrow'. The house plans were advised as being 'exactly the same' by the agent, for Y/32/25/PL and Y/80/25/S73. But these have already been advised as allegedly in error on that basis, in a separate objection report.

ci) Numerous spelling errors across both, but which are not repeated exactly in each, allegedly casts doubt on the approach regarding accuracy overall.

cii) Also casts doubt as to what some descriptions are meant to convey in outcome. There is no such thing as a 'Superceded' document repeated approx. 90 times, it should be 'Superseded'. As examples but not in full, there approx.20 alleged errors spread over the 2 applications: -

Stoure instead of Stour, also STGOUR, an 'E3levation': 'E3' is a term for garages and outbuildings, Warwick as indicated has neither. There is no available confirming referencing for a 'levation,' nor for 'MIOD'. Only MID and MOD instead.

d) It may be deemed that incorrect spelling does not matter or is 'unimportant'. But if the housing details are supposed to form 'Conditions' to Y/52/23/PL, and the alleged 'errors' are left in, it would be inaccurate and wrong. House names and all details should be correct, otherwise 'Conditions' can allegedly be reason for a legal challenge.

di) If there are noticeable errors in any direction, gives rise to uncertainty in others. Especially regarding hundreds of other details submitted in relation to house plans and details.

dii) The details for **Condition 2** need to be corrected, but it is suggested that all the other details regarding the housing details need to be scrutinised by the LPA, to ensure that all the details submitted for changes to Y/52/23/PL are correct, before being brought to Committee.

dii) Also now because it cannot be certain that the 170 houses/ house styles recommended will fit into the designated area.

e) There is no S106 even in draft to accompany the S73. The affordable houses (51 quoted) are already allegedly 'in peril', through lack of 'Housing Association' or 'RP'. If a 'Cascade Mechanism' is brought into play through a DOV later, to reduce or eliminate affordable housing, it is also a concern.

f) **Condition 2 is in Objection** because the necessary details are allegedly flawed, and the variations could not allegedly be transferred safely into the Y/52/23/PL as they stand.

3. Condition 14., 4.27, Regarding Proposed Changes to Fences, Gates and Walls.

a) These are also intended to be changed from the Boklok application. It would be in **Objection**, to change anything from the Boklok application as approved that seeks to alter anything from a more rural nature to urban. A new development should fit in with a current vernacular where possible not create another.

b) If the plans advised in the Condition are supposed to be approved before occupation, why are they not intended to be as submitted now? This would seem to seek to allow not just as a Condition, but for yet another Condition opportunity, or even its removal later. Also in **Objection**, as considered an opening for further change, even if the application is approved.

4. Condition 15., 4.28, Regarding Proposed Changes to the Cycle Storage etc.

a) Same **Objections** as for (a) and (b) above.

5. Condition 22., 4.29. Changes to the Ecological details for Boklok to the 'Redrow' ones under 5.4. of their Ecological Impact Assessment. RPS Tetra Tech Nov. 2025.

a) There is apparently no referencing to Storks. That they were seen on the site as 'rare' species and as avian visitors from the **Knepp Estate**. They are apparently heavily protected and under European Law.

b) It is in **Objection** that a review of local resident's reportage was not included as may have made a difference to the Report from RPS. There does not appear to be mention of Deer particularly either. As regular visitors to the proposal site and surrounding areas.

6. Condition 23., 4.31 Energy Strategy and ASHPs

a) Under Item 7, it refers to ASHPs being in every home on the development. This was made compulsory in Jan. 2025, it is not a choice. The 'Redrow' statement continues: -

'The heat pumps were considered feasible within the Energy Strategy'. This may allegedly be interpreted that, 'They are considered ok, without any further investigation'. Perhaps other reports made public by Peter Rogers were not consulted, (Sustainable Acoustics), of the Institute of Acoustics. Such thorough investigations, reveal that there are many variables between appliances regarding noise and accumulative noise, caused by proximity for certain types of housing.

b) Testing in situ is recommended. 'Redrow' do not appear to consider this, nor reference British Standards as requirement and in association, as not referred to. Nor ref. accumulative noise.

c) I draw attention to the Consultation responses from Environmental Health of 5/6/ 2025 for Y/32/25/PL and 19/1/2/26 for Y/80/25/S73 as the same. Both contained 'Conditions' if the application was to be approved.

d) They ref to: EHN23 Building Service Plant, BS 4142:2014+AI:2019. EH See notes-

'No internally or externally located plant including machinery for ground/air source heat pumps shall be operated on the site until an assessment of the acoustic impact arising from the operation of all such equipment has been submitted to and approved in writing by the LPA.

The assessment will be undertaken in accordance with BS 4142:2014 +AI: 2019, and shall include a scheme of attenuation measures to mitigate the adverse impacts identified in the acoustic assessment.

The scheme shall ensure that the rating level of noise emitting from the proposed building service plant is 5dB or less than the prevailing background noise level. (LA90). The scheme as approved by the LPA shall be fully installed prior to first operation of the plant and shall be retained as such thereafter. Any agreed attenuation measures shall be permanently maintained in good working condition'.

di) It is then also advised that the applicant consult, 'The Planning Noise Advice Document-Sussex'.

dii) It is in strong **Objection** that the 'Redrow' Energy and Renewable Statement', allegedly takes no account of British Standards or other recommendations from the LA Environmental Health details regarding ASHPs and should NOT be added to Y/52/23/PL as a Condition, or to the S73 in consequence.

diii) If Condition 23 is approved to be contained in Y/52/23/PL, as it is, the LA Environmental Health would need be informed, so they could act accordingly.

7.The Conditions proposed to be added in connection with the S73 are all in **Objection** for the reasons given above and also in relation to other objections, submitted during this Consultation, and in in association.

8. Matters of Concerns Regarding the Application for Y/80/25/S73 as list, but not Exhaustive.

*The address of the site was advised incorrectly multiple times for Y/52/23/PL, Y/32/25/PL and Y/80/25/S73.Also to the Inspector.

*The incorrect address was circulated multiple times for the yellow notices.

*'The heading' for an application as allegedly advised from Lord Justice Holgate High Court Ruling allegedly advised cannot be changed for Conditions for an S73. (including the address as indicated).

*The applicant for Y/32/25/PL was Redrow Homes Ltd.

*The applicant for Y/80/25/S73 was' Barratt Redrow Southern Counties', which is not a registered company, and a trading name is not an 'entity' to formalise legal obligations such as CIL and S106.

* A CIL was only submitted for Y/32/25/PL and not for Y/80/25/S73, although allegedly a requirement for an S73.

* No S106, or even in draft has been submitted to date for either of the above applications.

* Continued EOTs for Y/32/25/PL to no avail, to answer the ADC Drainage Engineers objections from Oct. 2025 to date.

* Alleged avoidance, by submitting an S73 instead for Varying Conditions to Y/52/23/PL.

* If the S73 is approved as heard first, then Y/32/25/PL would be 'overtaken' and all the earlier Consultee and public objections would come to nought.

* The details were advised by the agent were exactly the same in 'scheme and plans' between Y/32/25/PL and Y/80/25/S73. Allegedly they are not all as indicated.

* Numerous mis-spelling ref. plans and housing types, allegedly misleading and allegedly could not be transposed as 'Conditions' as they stand.

* The Thakeham site was completed with 250 houses in May 2025. Still referred to as a green area and as 'proposed' or 'in build', and not named throughout.

*DAS 1. Incorrect Road positioning in 'location photo' (1) not a road split with Burndell Rd., Graham Rd and Bilsham Rd. shown.

* Number in pictorial image as '1' is not as described there but is Bittern Avenue instead.

* All development sites in the pictorial map DAS 2, are incorrectly placed and as also referred incorrectly in text.

*DAS 2 refers to the Meadowcroft GP Surgery, as near to the 'site' but incorrect. Its cessation was known well in advance of the application for Y/32/25/PL..... it closed in Aug. 2025. Existing patients moved to another surgery external to Yapton. No new patients are to be taken on by either the Avisford or Meadowcroft surgeries Group. All newcomers advised to look elsewhere.

*DAS 2 The 'hairdressers' near the Co-op closed in 2021.

* Unresolved drainage issues because of high water table and because the ADC Drainage Engineers stated from the time of Boklok that infiltration was unsuitable for the site.

* Conditions' for housing details not able to be transferred for Y/52/23/PL, because of alleged errors in text.

'Conditions' allegedly allow for 'variables' for 14,15, to be approved now, but also allegedly for more changes later.

*Condition 23 allegedly ignores the LA Environment Health Conditions and British Standards requirements for ASHPs.

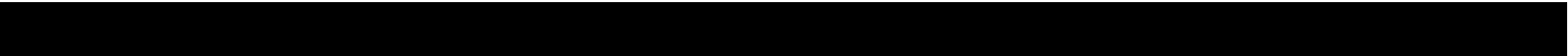
* Unless all aspect contained in the applicant's details can be sustained, the application is allegedly unsafe/unlawful.

* Because of all matters outstanding and in contention, it is respectfully requested that the suggested 'Conditions' are not applied and this application is not recommended for approval.

Thanking you in advance for your kind attention.

Yours sincerely,

Dilys Lownsborough



From: Nicola Spencer on behalf of Planning.Responses
Sent: 06 February 2026 13:22
To: Planning Scanning
Subject: FW: Objection to Y/80/25/S73. Planning and Affordable Housing Statement ref Variation to Conditions Lownsborough
Attachments: Planning and Affordable Housing Statement Proposed Conditions for Y 80 25 S73.doc

PL Rep Please redact

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From: Daun Johnson <Daun.Johnson@arun.gov.uk> **On Behalf Of** Planning
Sent: 06 February 2026 11:21
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Objection to Y/80/25/S73. Planning and Affordable Housing Statement ref Variation to Conditions Lownsborough

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From: [REDACTED]
Sent: 05 February 2026 21:59
To: Planning <Planning@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Objection to Y/80/25/S73. Planning and Affordable Housing Statement ref Variation to Conditions Lownsborough

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Dear Planning,
Please find enclosed as attachment objection ref Planning and Affordable Housing ‘Variation of Conditions.2,14,15,22, and 23.
Kind Regards
Dilys Lownsborough