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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 05 January 2026 09:40
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Boklok/Redrow Land West of Bilsham Road Y/80/25/S73

Objection Email to add

Simon

From: Nova Harris [REDACTED]
Sent: 03 January 2026 08:45
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Mark Andrews [REDACTED] Vicky Newman
[REDACTED] Amanda Worne [REDACTED]
Subject: Re: Boklok/Redrow Land West of Bilsham Road

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Happy New Year Simon,

Thank you for your clarification.

Despite this, local concern remains significant. The increasing number of overlapping planning applications has become confusing and difficult to follow.

Fundamentally, however, the position has not changed: a clear, lawful and deliverable drainage solution has still not been identified. This remains contrary to Local Plan policy and the National

Planning Policy Framework, which require development to be supported by appropriate infrastructure and not increase flood risk.

The continued use of amendments and variations gives the impression that this unresolved drainage issue is being obscured rather than resolved, undermining transparency and meaningful public engagement.

I am also concerned that Redrow are seeking amendments to Boklok's appeal-approved application (Y/52/23/PL), which was approved for prefabricated housing, while a separate full application (Y/32/25/PL) remains live and has been afforded several extensions. The relationship between these applications is unclear and confusing for residents.

In addition, the reduction in social and affordable housing provision represents a clear public disbenefit and conflicts with Arun Local Plan policy and national objectives to deliver genuinely affordable homes, particularly in villages such as Yapton.

Taken together, these issues do not give confidence that this prime site is being developed in a thoughtful or sustainable manner. Instead, it appears that development is being forced forward despite unresolved constraints.

I respectfully request that these matters be fully considered, particularly drainage, transparency of process, and the loss of affordable housing. Therefore I object to the new application Y/80/25/S73

With kind regards
Nova Harris.