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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 24 June 2026 17:01
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Y/80/25/S73

Y/80/25/S73

Address: Land West of Bilsham Road Yapton BN18 0LA

Proposal: Variation of conditions 2, 14, 15, 22 and 23 imposed under Y/52/23/PL relating to approved plans condition, proposed boundary treatments, proposed cycle storage, proposed ecological mitigation/enhancement measures and proposed energy/sustainability measures

Comments:

These comments relate the amended (substitute) plans.

While the provision of an enlarged drainage pond is understood, the amended plans indicate that a large area of proposed planting to the southern and south-western part of the site has been removed.

The loss of this planting has the potential to reduce the level of landscape screening which would help to soften views of the development, which previously formed an important component of the site's integration with the surrounding context.

It is considered that additional planting should be provided within this area, in the form of additional trees and structural landscaping, to compensate for the identified loss and maintain an appropriate level of screening.

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Principal Conservation Officer, Planning

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