

26th January 2026

Yapton Parish Council
Lauren Bailey
Yapton and Ford Village Hall Room 4
Main Road
Yapton
BN18 0ET

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: Y/80/25/S73
Site Address: Land West of Bilsham Road Yapton BN18 0LA
Description of works: 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.

Thank you for your internet representation made on 26th January 2026 which has been recorded as an objection with the comments as follows:

OWPC81082

Land west of Bilsham Road, BN18, OLA (former Boklok Site).
Variation of conditions 2, 14, 15, 22, and 23 imposed under 5/52/23/PL relating to approved plans condition, proposed boundary treatments, proposed cycle storage, proposed ecological mitigation/enhancement measures and proposed energy/sustainability measures.

YPC note that regarding the positioning of social housing, the scheme fails to scatter/pepper pot these houses across the new estate. This will create mini ghettos of such housing, when with more careful planning and distribution, this can be avoided by integrating them more effectively. YPC also notes with concern the plan to reduce the original number of such social/affordable housing plots.

The landscaping needs improved ecological enhancement, particularly at the boundaries. A scattering of random trees will inevitably lead to their early demise as has happened on other estates in the village as there will be no plan to water or maintain them in their first years. Where trees are to be planted, we would request the purchase of more mature specimens of greater age, so they will stand a better chance of survival than a one-year-old sapling. Watering bags should be attached to each tree.

Hedging, with native planting should be considered at the boundaries which will provide both habitats for nature but a measure of concealment and privacy from passers-by. Wildflower seeding at the grass edges would also be both cheap and effective in creating wild-spaces and a more visually appealing environment.

YPC would also request the placement of a swift nesting brick in each house , which is building best practice as well as being environmentally friendly, and goes some small way towards mitigating the loss of the entire field to building development.

Finally, YPC notes the issues concerning providing a deliverable drainage solution for the site and is aware that Arun will be awaiting a response from their own engineers on this subject. Drainage and run off into our roads from new estates is a considerable problem for the village and this subject is a significant issue on this site.

YPC's objections remain regarding this application.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to

