

25th June 2026

David Thomas Foy
Rowan Cottage,
Grevatts Lane West, Bilsham
Yapton
BN180LA

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 24th June 2026 which has been recorded as an objection with the comments as follows:

OWPC84361

The content of the 'amended' scheme now appears to differ somewhat widely from the earlier scheme which was refused. Trying to do this under a S73 change exceeds the authority of that Section, and appears to be a 'backhanded' way of getting the new scheme approved in short order.

As has been said previously by many, there is more than enough existing and current on-going housing in our small section of the countryside. Our capacity is FULL, and we do not need more, and certainly not in a position where the Green Belt between Yapton Village and the A259 is squeezed up even further. Others have spoken about the wealth of wildlife which currently inhabits the boundaries of Yapton. This development would push that wildlife more to the South and the dangers imposed by a very busy A259 road. Not good.

As with other on-going schemes, it's all very well building more homes, but where are the additional shops, schools, doctor's surgeries and the like needed for this expanding population. I see nothing in this or indeed other schemes that eases the burden on the overloaded school and health system which currently prevails. "Not my problem", I hear the developers say. "We're just here to fill the countryside with houses"

This new proposal does nothing to help the overloaded 'B' road from Yapton to the Comet Corner junction, and indeed would cause more congestion to that road. The scheme relies on the 'Transport reports' from May 2023 as a basis for it's own transport statement. Since 2023 the building of homes in and around the Yapton area make that May 2023 statement totally obsolete, but no new transport statement has been undertaken with this new proposal to address the congestion problem.

All-in-all, the Council's earlier decision to refuse the application was totally correct, and nothing more in the current proposals makes any difference that would warrant amending that earlier decision.

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 including your name and address 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. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

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 <https://www1.arun.gov.uk/planning-application-finder>