

10th July 2026

Nicola Knight
Well House
Bilsham Road
Yapton Arundel
West Sussex
BN180JN

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 9th July 2026 which has been recorded as an objection with the comments as follows:

OWPC84687

I strongly object to application Y/80/25/S73.

I have objected to every major application on this site over the last five years because I fundamentally believe this land should remain countryside. It forms an important part of the rural approach to Yapton, provides valuable habitat for wildlife and contributes greatly to the character of our village.

Despite the amount of time that residents have devoted to this process, the development continues to evolve.

The original BoKlok application was refused because its design failed to reflect the rural character of Yapton and Bilsham. Although the appeal eventually allowed development, that decision was based on a particular layout and landscape strategy that the Inspector considered acceptable.

We now find ourselves looking at yet another revised scheme.

The applicant's own documents acknowledge changes to the site layout, the southern boundary, the frontage onto Bilsham Road, the landscaping and the green infrastructure. Arun District Council's own Conservation Officer has confirmed that structural planting has been removed and that this reduces the landscape screening that previously helped integrate the development into the surrounding countryside.

These are exactly the issues that residents have been raising for years.

The entrance to Yapton matters.

The transition from countryside into the village matters.

The landscape setting matters.

They mattered when the original application was refused and they matter now.

What concerns me most is that these latest changes are being dealt with through a Section 73 variation rather than a completely new planning application.

The proposal has now changed several times. Every time residents respond to one scheme, another revised version appears. Meanwhile Yapton itself has continued to absorb more housing, more traffic and increasing pressure on local services.

I cannot understand why a development that has changed so significantly should continue to be progressed through variations to an appeal permission rather than being submitted as a fresh application against today's planning policies and today's circumstances.

Using the Section 73 process may be quicker and cheaper for the developer, but I fail to see how it benefits either the residents of Yapton or Arun District Council. It avoids the proper opportunity to reconsider the development as a whole, including whether the planning obligations negotiated years ago remain appropriate for the community that now has to live with the cumulative impact of so much development.

Residents have participated in this process in good faith for almost five years.

We deserve to have the proposal that is now being promoted judged as a new application, not as another variation of something that has already changed repeatedly.

For these reasons I respectfully ask the Council to refuse this application and require the applicant to submit a fresh planning 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 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>