

27th July 2026

Ford Parish Council
Carol Hatton
Yapton and Ford Village Hall
Main Road
Yapton
BN18 0ET

Case Officer: Hebe Smith
Telephone: 01903 737626
Email: hebe.smith@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: F/33/26/PL
Site Address: Hangar 1 Ford Circular Technology Park Ford Road Ford BN18 0XL
Description of works: Replacement of existing cladding, installation of new roller shutter doors, roof alterations including increase in eaves height and alterations to fenestration. This application is in CIL Zone 2 (Zero Rated) as other development.

Thank you for your internet representation made on 27th July 2026 which has been recorded as an objection with the comments as follows:

OWPC85369

Yapton Parish Council (YPC) has fully considered the above application and remains strongly opposed to a proposal of this size and scale in such a vulnerable landscape setting with multiple heritage assets. YPC regard the intensification of the unit's use as wholly inappropriate for a location adjoining a strategic housing site (Fordham)

YPC is dismayed that the applicant has not provided existing and proposed elevations of the unit. YPC insist that fully annotated elevations of the existing build and proposed with heights are submitted. Such drawings would clearly highlight the significant increase in eaves and ridge height. An increase of at least 4.5m (14ft). This represents a significant change in appearance and character of the unit and should be dealt with as such in planning terms. Its height will dominate the skyline being significantly higher than any other building in the area.

A new unit with eaves heights of 12m+ as proposed will have a significant impact on the landscape and new adjacent houses at Fordham and those in Rodney Close. It will impact the Grade 1 buildings sightlines of St Mary's Church Yapton and the South Downs. The It will dominate and significantly adversely impact the landscape where all other industrial units in the area only stand at 5m maximum unlike the proposed 12m+.

The proposal fails to address in any meaningful manner the significant and detrimental impact its height and colour block impact will have on the landscape, ancient monuments, grade 1 and 2 listed buildings and their settings as well as the South Downs National Park.

YPC is also concerned that the new proposed modernised unit with additional holding capacity will result in a significant increase of HGV movements and size of vehicles which will be wholly inappropriate for the roads servicing the site and growing residential nature of the location.

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