

No additional pedestrian access to/from the site other than to Burndell Road. This encourages car use and does not encourage permeability through the village by walking or cycling. The master plan also indicates that the pedestrian footpath is not contiguous along the access road, requiring a crossing. This again discourages walking, especially for those with mobility issues or accompanying children.

Affordable housing units are clustered which will mean that their design is identifiable. Housing must be tenure-blind (ie it should not be possible to identify which houses are affordable housing).

Cycle storage is planned for every house, but is placed at the ends of gardens. The gardens don't have rear access, so all residents would have to drag their bicycle through their shiny new house every day to use these. This is extremely poor planning

The orchard and play trail being located next to industrial operations could increase the risk of children accessing hazardous areas. Kids should be expected to be curious and adventurous, and placing the public open space right next to industrial lots is asking for trouble. Using public open space as a buffer between residential and industrial uses causes this problem, which needs to be tackled. I'm also unsure as to the reasoning for including an orchard – is this to be a managed orchard with associated fees levied on residents, or simply a small group of trees that won't require any Arboriculture. They seem set back from the road enough that they shouldn't require any management post initial planting maintenance.

Has the flood risk planning been modelled with all water butts, green roofs, rain gardens removed? These privately owned items cannot be relied upon for any medium or long term flood plan. I am unsure as to how the proposed bunds and boundary treatments to the south and east of the site will affect the drainage, I can't see specific analysis of this in the flood risk assessment

[REDACTED]

From: Elaine Walby on behalf of Planning.Responses
Sent: 06 August 2026 15:54
To: Planning Scanning
Subject: FW: Planning Consultation on: F/36/26/OUT
Attachments: F 36 26 OUT.docx

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

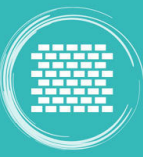
[REDACTED]

[REDACTED]

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

Our priorities...

 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 Our core foundations	 
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From: Amber Willard <Amber.Willard@arun.gov.uk>
Sent: 05 August 2026 12:56
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Planning Consultation on: F/36/26/OUT

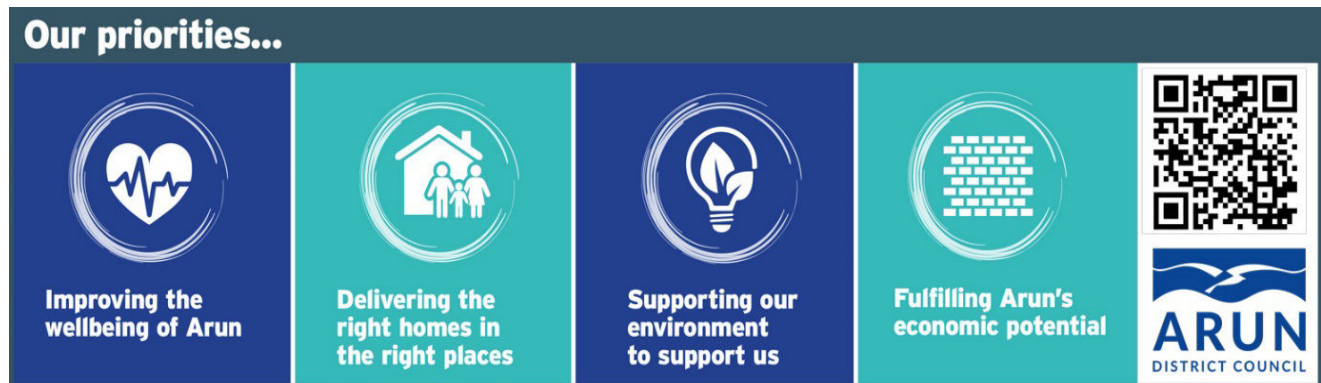
Please upload attached as consultation for F/36/26/OUT

Thanks
Amber Willard MRTPI
Principal Planning Officer, Planning Department

Tel: 01903 737942
E: amber.willard@arun.gov.uk

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Littlehampton, West Sussex, BN17 5LF
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From: Hebe Smith <Hebe.Smith@arun.gov.uk>
Sent: 05 August 2026 12:40
To: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: FW: Planning Consultation on: F/36/26/OUT

Hi Amber,

These comments were uploaded to one of my applications in error, but should be for F/36/26/OUT.

Thanks,

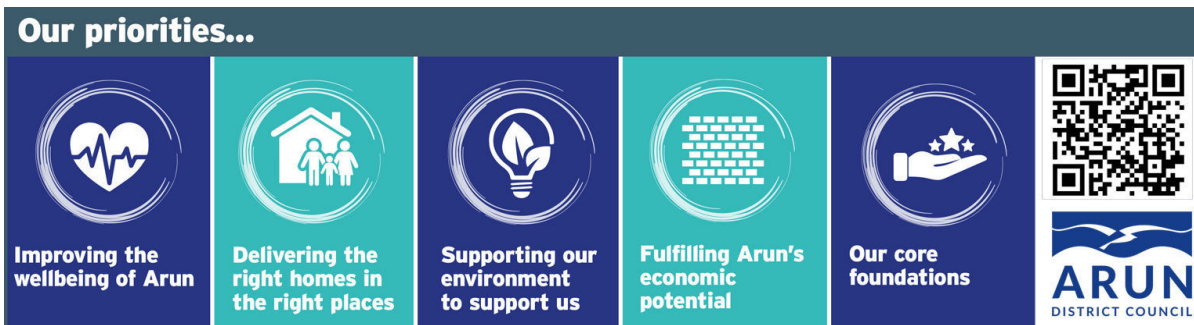
Hebe Smith (she/her)
Senior Planning Officer, Planning Department

T: 01903 737626
E: hebe.smith@arun.gov.uk

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Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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From: Carol Hatton [REDACTED]
Sent: 05 August 2026 11:59
To: Hebe Smith <Hebe.Smith@arun.gov.uk>
Subject: Fw: Planning Consultation on: F/36/26/OUT

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Hi Hebe

Firther to our conversation this morning, I am forwarding the comments made by our councillor on reference 36/26/OUT. This is the correct reference. Apologies for the error.

Kind Regards
Carol Hatton
Clerk to Ford Parish Council.

From: Henry Jones [REDACTED]
Sent: 20 July 2026 09:27
To: Carol Hatton [REDACTED]; Dawn Smith [REDACTED] Sam Langmead <[REDACTED]>; Sabrina Russell [REDACTED]
[REDACTED] Amanda Worne <[REDACTED]>
Subject: RE: Planning Consultation on: F/36/26/OUT

Carol,

Comments attached, many thanks

Henry

From: Carol Hatton <[REDACTED]>
Sent: 13 July 2026 10:24
To: Dawn Smith <[REDACTED]> Sam Langmead [REDACTED]
[REDACTED] Sabrina Russell [REDACTED] Henry Jones
<[REDACTED]> Amanda Worne <[REDACTED]>
Subject: Fw: Planning Consultation on: F/36/26/OUT

Please read and let me have your comments.

Kind Regards
Carol Hatton
Clerk to Ford Parish Council.

From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>
Sent: 10 July 2026 19:33
To: Carol Hatton <[REDACTED]>
Subject: Planning Consultation on: F/36/26/OUT

To: **Ford Parish Council**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

**Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5 -
Article 25 Representations by Parish/Town Councils**

Outline Consent

Application No: F/36/26/OUT
Registered: 8th July 2026
Site Address: Paynters Croft Burndell Road Yapton BN18 0HR
Grid Reference: 498595 102723
Description of Works: Outline planning application with some matters reserved (except for access and layout) for the erection of 40 No dwellings with vehicular access from Burndell Road, provision of associated open space, alongside landscaping, drainage infrastructure and associated works. This application is a Departure from the Development Plan.

The Council have received the above application.

[Click here to view the application and documents](#) The website is updated once a day in the evening, so you may need to wait until the day after this notification to view the documents.

Should you have any comments to make, these should be sent by replying to this email by 13th August 2026 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website

<https://www.arun.gov.uk/development-plan> as can information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://acp.planninginspectorate.gov.uk/> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

Yours sincerely

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (ODB) 2020

<https://www.arun.gov.uk>

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