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5th August 2026

Jan Crockett
9 Downview Road, Yapton, Arundel, West Sussex
BN18 0HL

Case Officer: Amber Willard
Telephone: 01903 737942
Email: amber.willard@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Application No: F/36/26/OUT
Site Address: Paynters Croft Burndell Road Yapton BN18 0HR
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.

Thank you for your internet representation made on 4th August 2026 which has been recorded as an objection with the comments as follows:

OWPC85603

I object to this application for several reasons.

1. We have recently had several new estates built in Yapton and there are plenty of houses unsold on those developments and in the surrounding area. We are also soon to have another huge development almost opposite this proposed site which I feel is as many as we are going to need.
2. The houses being built do not help anyone in the local area as they are too expensive and often too big for local families to afford. This has meant people from out of the area moving in and communicating causing traffic problems.
3. There is no work in this area so anyone moving to the area needs to drive to access employment. This has already resulted in very congested roads causing delays and more pollution.
4. A lot of the green spaces in Yapton and Ford are being built upon. As well as causing drainage problems we are going to need green spaces to produce food if the current world situation remains the way it is now.
5. Yapton and Ford are becoming to combine to produce a small town but without any of the benefits. We have limited shops, no cafes, public toilets etc. We also have oversubscribed doctor surgeries and no dentists.
6. Since these new estates have been built we are experiencing a lot more antisocial behaviour.

Unfortunately, it is not possible for the council to respond to comments on planning applications but 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>