

6th August 2026

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

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 5th August 2026 which has been recorded as an objection with the comments as follows:

OWPC85650

Yapton Parish Council objects to this planning application on the basis that the proposal is contrary to the local plan and Neighbourhood Plan.

It is acknowledged that this is a large development encroaching into Clymping and with access onto the Yapton Road. The proposed development will impact on an already busy road causing a possible safety issue with the intensification of vehicular movements onto the road. YPC has regularly monitored speeding along this section of road with results clearly demonstrating a high incidence of speeding. Before any development is considered with access/egress onto this section of road significant road safety measures must be implemented and adopted to ensure the safety of all residents prior to further intensification of the road.

It is considered that the proposed location for 40 dwellings is inappropriate being within close proximity of an established industrial site which generates significant industrial noise, dust and odours. A factor leading to the previous application's (F 22/21/PL) being dismissed.

There is also the concern that the proposal will alter the rural character of the village and the loss of green space.

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>