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20th August 2026

Martin Townsend
Northwood View

Dear Sir/Madam,

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

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 20th August 2026 which has been recorded as an objection with the comments as follows:

OWPC86062

This development application is a departure outside of the development boundary and so that in itself should be a good enough reason for this application to be rejected.

Are there any plans to discharge any amounts of any fluid (surface water or other) into the watercourses at (either) the north or west of the planned development field? - this would cause serious problems for Abbots Field estate, who are responsible for maintaining and keeping clear the waterpipe/duct apparatus situated within that ditch!

According to one of the reports, to build on this area would cause *significant loss to *many species of wildlife and their habitats - our wildlife should be protected, not disturbed (or removed) unnecessarily - This would be against the Wildlife & Countryside Act 1981. Also, the trees and hedgerows are used by the Bats (of which there are quite a few around that area) and other wildlife, use them for foraging and for navigation, so would cause significant problems for them!

The area would be even more polluted than it is now - there is already increased odours and more Gulls in the area since TJ Waste took on the food recycling bags - so it would not be considered a healthy area for residents to live adjacent to that - think about Health & Safety! If a fire was to take place, like already has happened at other recycling centres at Ford Industrial estate and Climping - Too much of a danger!

There would also be a significant increase in traffic along Burndell Road, where traffic would be leaving & entering, there's already dangers driving out of Abbots Field estate, more traffic would make it much worse. The houses are also not "needed" or "necessary" in that area. The designs of the houses are not in-keeping with a village. The current rural feel & appearance from Abbots field would no longer exist if this development

was allowed to go ahead!

And one of the houses on the corner of Northwood View, would be over looked and therefore too close.

The application is inappropriate, unreasonable and quite frankly, unacceptable - there is already 1500 houses being built at Ford!

Please refuse!

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>