

Vicki Townsend
Northwood view

28th September 2026

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 28th September 2026 which has been recorded as an objection with the comments as follows:

OWPC87398

Whilst the latest statements 9/26 from phorum regarding the noise levels as not being a problem due to a metre barrier being in place - erecting barriers/fences or whatever between the recycling centre and the proposed development, will NOT (& currently doesn't) stop *odours coming from there - which is currently a frequent occurrence - and also, since the recycling has taken onboard the food recycling, the Gulls now appear in extreme numbers too - before food recycling you saw around 20-30 Gulls - now you see hundreds of them!

The application site is totally unsuitable for a housing development.

Given that there are already 1500 houses currently being built across the road, deems this area inappropriate for any more, as they are not needed - the main road through what is supposedly a village, has risen astronomically over the last 4 years and this can only cause further traffic problems for the potential of 90 more vehicles, arriving and departing from the site.

Please refuse this application!

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>