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11th April 2025

Yapton Parish Council  
Lauren Bailey  
Yapton and Ford Village Hall Room 4  
Main Road  
Yapton  
BN18 0ET

**Case Officer:** Amber Willard  
**Telephone:** 01903 737942  
**Email:** [amber.willard@arun.gov.uk](mailto:amber.willard@arun.gov.uk)

Dear Sir/Madam,

**Town & Country Planning Act 1990 (as amended)**  
**Town and Country Planning (Development Management Procedure) (England) Order 2015**

Application No: Y/15/25/PL

Site Address: Stakers Farm North End Road Yapton BN18 0DU

Description of works: Conversion of and alterations to existing barns to create 3 No. dwellings. Erection of car barn, demolition of existing buildings and associated landscaping, and parking and erection of new garage/workshop for Stakers Farmhouse, and upgrading of access track. This application affects the character and appearance of the Main Road/Church Road, Yapton Conservation Area and is in CIL Zone 2 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 7th April 2025 which has been recorded as an objection with the comments as follows:

OWPC75296

YPC recognise that whilst the site falls within Yapton's BUAB the buildings form an important part of both the listed building's setting as well as the Yapton Main Road Conservation Area. It is with these two important factors in mind that YPC wish to ensure that a truly sympathetic approach is adopted with any future development of these important agricultural buildings in terms of setting, materials and any refurbishment/redevelopment works.

YPC has concerns relating to Highways. This stretch of North End Road is subject to continuous congestion resulting from overflow street parking from both Yapton Primary School and the Avisford Doctor's Surgery. The current parking situation frequently blocks visibility splays to and from the proposed entrance way. Therefore YPC believe that conditions must be set out to ensure safe traffic movement around the access road before occupation of any new unit can take place.

YPC would also state that it regards Barn 3 to be overdevelopment for the overall site and detracts from the heritage status of the original barns and yard area.

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>