

24th June 2026

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

Dear Sir/Madam,

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

Application No: Y/24/26/PL
Site Address: Sunnymead North End Road Yapton BN18 0DL
Description of works: Retention of fence at west of site on North End Road, hardstanding and access track and the creation of a residential caravan site with 3 No plots with associated parking, landscaping and facilities (resubmission following Y/57/24/PL). This application is a Departure from the Development Plan and is in CIL Zone 3 (Zero Rated) as other development.

Thank you for your internet representation made on 24th June 2026 which has been recorded as an objection with the comments as follows:

OWPC84352

Yapton Parish Council (YPC) has fully considered the above application for three dwellings south of North End level crossing. This application is a departure from the Development Plan, lying outside the built-up urban area and being remote from the Parish's local facilities. YPC remain strongly opposed to this application.

This site is not identified as a development site. Indeed, this plot was rejected as unsuitable for dwellings during the Yapton Neighbour Plan 1 with the Examiner stating:

Whilst displaying built-up characteristics this area to the north of the Crossroads (Maypole Lane/North End Road) is both distinct from and geographically separated from the built-up part of the village. It is approximately 1000 metres from the village centre, a walk of approximately 18 minutes. I also recommend the deletion of this site from the Plan (Yapton Neighbourhood Plan Submission Version Report by Independent Examiner Andrew Ashcroft 14 August 2014)

This thread of master planning has been reflected in both ADC Development plan and YNP2 by excluding this site for future development. It must be noted that this proposal is not infill in planning terms but development outside the BUAB.

YPC has strong reservations regarding the proximity of additional vehicular movement directly onto North

End Road and within 55m of the North End level crossing. This level crossing has a high incidence of vehicles 'amber gambling' at the crossing lights. The increase in traffic movements along this section of North End road will exacerbate an already dangerous section of road. YPC is of the view that any intensification of traffic entering and exiting North End Road will create a traffic hazard on the level crossing.

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>