

15th September 2025

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

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@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/57/25/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. 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 15th September 2025 which has been recorded as an objection with the comments as follows:

OWPC78808

YPC has fully considered the above application and strongly object on the following grounds:

Location

The site is located at the northern most entrance into Yapton lying just south of the North End Level crossing. In effect the site marks the 'gateway' into the Parish. YPC therefore place significant public importance on the sensitivity of both the location and site.

Whilst the site has been made devoid of any vegetation over the last 12 months, it remains a very visible and important parcel of land informing the semi-rural nature of North End Road and its surrounds. YPC view these clearing works as purely cynical. An action intentionally adopted to remove one of the main reasons for refusal for development (loss of habitat and impact on ecology) on this site cited on two past applications Y/57/21/PL and Y33/20/PL.

The proposal remains a departure from the development plan and the location remains unsuitable for this scale and type of development in terms of access to facilities, environmental impact and highway impact. YPC would therefore seek to see the site restored and enhanced to its past informal biodiverse condition and not be subjected to over development.

The site lies outside the BUAB. It is therefore a departure from the development plan.

Access and layout

YPC has strong concerns relating to the site's access/egress proximity to the North End level crossing (41m south). 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. YPC would expect a full traffic survey to be carried out and presented and

until such time the application withdrawn or refused.

The site, whilst not in a conservation area, sits adjacent to a line of historic flint cottages with part of the original farm flint wall fronting North End Road still in place. It also faces the former station and rail cottages, all built structures clearly reflecting Yapton's historic past. YPC insists that should any development be considered at this location careful consideration must be awarded to the design of both permanent and semi-permanent structures. Any proposed new building must reflect the vernacular of this section of North End Road as in keeping with the YNP2 Design Guide.

The proposed development appears incongruous and out of keeping with this important semi-rural location and for this reason should be refused or withdrawn until a more sympathetic approach to design can be applied.

YPC would expect substantial landscaping improvements made to the site as recommended by the applicant's own ecology report. The current proposal is wholly inadequate and fails to restore and indeed enhance the biodiversity of the site that was so cynically removed. For this reason alone, the application should be refused.

YPC has reservations regarding the boundary treatment of the site. The urban form and scale of the fence is harmful to the character and appearance of the locality and is overtly dominant in the countryside and the street scene of North End Road. As such the fence causes detrimental harm to the character, appearance and visual amenity of the land. It should be reduced in height and soften with the introduction of a native deciduous hedgerow if progressed.

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>