

18th March 2026

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

Case Officer: Hebe Smith
Telephone: 01903 737626
Email: hebe.smith@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/5/26/PL

Site Address: 2 Downview Road Yapton BN18 0HS

Description of works: Erection of terrace of 4 No town houses with gardens and parking spaces. This application is in CIL Zone 2 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 17th March 2026 which has been recorded as an objection with the comments as follows:

OWPC82180

YPC has fully considered the above application and strongly object on the grounds of inappropriate development in relation to the plot and surrounding built area.

1. Loss of garden

The proposed site for 4 terrace houses currently forms the garden and setting for the existing end terrace dwelling. YPC believe that the proposed development is inappropriate for a garden location. Such a development will result in the loss of an important area of open space and detract from the existing built form of Downview Road.

2. Erosion of highway open setting

It should be noted that there is clear build line along this section of Burndell Road with all buildings on the northern side of Burndell Road being set back from the pavement by approximately 7.50m. This provides an essential open feel when approaching the village centre and green reflecting its past rural heritage. The proposed new terrace's build line reduces this build line to a mere 2.3m which will adversely impact the setting of this area and surrounding buildings.

3. Mass and density of proposal inappropriate

The height of the terrace is substantially higher than the existing buildings on the northern side of Burndell Road making it an inappropriate and disproportionate design for this section of Burndell Road and Downview Road. The proposal fails to blend and reflect the vernacular of the buildings north of Burndell Road. In fact the current proposal will be overbearing in relation to its neighbouring buildings and built form.

YPC believe that the proposal represents overdevelopment for the size of plot and will have a negative impact on the streetscape and surrounding buildings.

4. Highways and parking

YPC has grave concerns relating the intensification of traffic movement on this section of Burndell Road.

YPC request that clarity of parking provision is made for both the existing dwelling and provision for the new dwellings. It would appear that parking provision is currently deficient.

YPC also have concerns with the potential conflict with pedestrians and cars around the proposed access/egress point. Pedestrians use the informal walkway to the east of the site to access FP200-2.

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>