



Ford Parish Council
c/o 251 Church Lane
Lymminster
BN17 7QJ

[REDACTED]

August 7th 2025.

Planning Department
Arun District Council
Littlehampton.
BN17 5LF

Dear Sir/Madam,

Re: Objection to Proposed School Development F/19/25/OUT.

Ford Parish Council writes to formally object to the above planning proposal on the grounds that it is premature, unnecessary, and contrary to both national and local planning policy, including the Ford Neighbourhood Plan, which was made in March 2025.

1. Conflict with Arun District Council's Position

At a Council meeting in January 2024, Arun District Council resolved to remove this site as a preferred school location. In September 2024, the Council resolved to commission a Secondary School Site Selection Study, the outcomes of which are not reflected in the current proposal. The failure to acknowledge or incorporate this study is a fundamental flaw in the developer's submission.

Additionally, West Sussex County Council owns land at Choller Farm, which could provide a more suitable and cost-effective location for the proposed development, without requiring further land acquisition using public funds.

2. Failure to Meet Requirements of the National Planning Policy Framework (NPPF, 2024)

- Para 48 – The proposal does not comply with the adopted development plan, which includes the Ford Neighbourhood Plan.
- Para 124 – The application fails to make effective use of land. The current allocation at The Landings already provides for:
 - A community hub
 - Two-form entry primary school

- Sports pitches
The creation of a second school and community hub in close proximity leads to duplicated infrastructure and inefficient land use.
- Para 136 – The requirement for tree-lined streets is not evidenced in the masterplan.
- Para 198 – The application fails to take into account the cumulative impact on pollution and transport:
 - Ford Lane is a single-track road with no footpaths and unsuitable for school traffic.
 - Significant impacts are expected at Comet Corner and Ford Lane/A259 junctions.
 - The developer's transport assessment is unrealistic: e.g., claiming only 300 vehicle movements and over 50% walking 1–2 miles.
 - Children cannot safely walk or cycle to school using current infrastructure.

3. Conflict with Ford Neighbourhood Plan Policies

The proposal is in direct conflict with multiple policies in the Ford Neighbourhood Plan (March 2025), including:

- Policy BUAB1 – Site is outside the Built-Up Area Boundary.
- Policy SA1 – Site lies within a designated Local Gap.
- Policy EH1 – No evidence that roads will be tree-lined or incorporate SUDS measures.
- Policy EH5 – Land is classified as Grade 1 agricultural land; development on such land is not supported.
- Policy EH7 – The openness of the Local Gap is not maintained. The scale of the development (8.4ha school site, 3-storey building) compromises the integrity of the gap.

Furthermore, Paragraph 14 of the NPPF confirms that the neighbourhood plan must be upheld, as:

- It was adopted within the last five years, and
- It contains housing allocations that meet its identified requirement.

4. Additional Policy Concerns

- Arun Local Plan Policy INF SP2 requires 10ha of expansion land. Delivering this could involve development at Church Farm, impacting the Grade 1 listed church.
- The Planning Statement by Vail Williams misrepresents the Neighbourhood Plan as out of date, which is factually incorrect and misleading.

5. Suggested Modifications (If Approved)

If, despite these objections, the Council is minded to approve this proposal, Ford Parish Council insists that:

- Housing land should be reallocated westwards into Yapton Parish.
- The proposed public open space ('country park') should be relocated within the Local Gap, preserving a clear separation between settlements.

Conclusion

The proposal is fundamentally flawed, contrary to adopted planning policies, and would lead to unacceptable impacts on traffic, pollution, and the integrity of the rural landscape. Ford Parish Council strongly urges Arun District Council to refuse this application.

Yours faithfully,
Mrs Carol Hatton
Ford Parish Council

From: Nicola Oktay on behalf of Planning.Responses
Sent: 12 August 2025 10:07
To: Planning Scanning
Subject: FW: Objection letter for F/19/25/OUT
Attachments: Representation letter school.docx

Ford Parish Council response

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From: Carol Hatton <[REDACTED]>
Sent: 11 August 2025 14:50
To: Planning.Responses <Planning.Responses@arun.gov.uk>; planning@arun.gov.co.uk
Subject: Fw: Objection letter for F/19/25/OUT

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Please see attached letter objecting to the above planning application.

Kind Regards
Carol Hatton
Clerk to Ford Parish Council.

From: Carol Hatton
Sent: 07 August 2025 17:46
To: Planning.Responses <planning.responses@arun.gov.uk>; planning@arun.co.uk <planning@arun.co.uk>
Cc: Dawn Smith <[REDACTED]> Maureen Chaffe <[REDACTED]>
Subject: Objection letter for F/19/25/OUT

Please see that attached letter of objection from Ford Parish Council pertaining to the above planning application.

Please acknowledge receipt of this letter.

Kind Regards
Carol Hatton
Clerk to Ford Parish Council.