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29th July 2025

Chris Kilhams
21 Park Drive
Yapton
BN18 0JF

Case Officer: Emma Sheppard
Telephone:
Email: emma.sheppard@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Application No: F/19/25/OUT
Site Address: Land to the South of Ford Lane Arundel BN18 0DF
Description of works: Outline planning application with all matters reserved (except access proposed along Ford Lane) for development of up to 400 No dwellings, a 8-10 form entry secondary school with associated sports pitches and facilities, a community hub building of up to 600 sqm, new pedestrian and cycle routes, Public Open Space, sustainable urban drainage system, landscaping and associated infrastructure. This application lies within the parish of Ford and Yapton, affects the setting of listed buildings, affects a Public Right of Way and is a Departure from the Development Plan. This is a CIL liable development.

Thank you for your internet representation made on 28th July 2025 which has been recorded as an objection with the comments as follows:

OWPC77894

I strongly object to this application for the following reasons:

1. It will devastate one of the last remaining parts of farmland with public rights of way around the village that is easily accessible and within walking distance of the village centre. The provision of a 'country park' is a cynical and woefully inadequate token effort that will in no way make up for the loss of these green spaces with mature hedges, trees, wildlife, and highly-valued public rights-of-way. The small community playing field within the confines of the village is an already unacceptably small amount of green space within the built-up area.
2. This development will further the negative move towards a coalesced conurbation of Ford and Yapton, further destroying individual village identity.
3. The surrounding road infrastructure is already no longer fit for purpose. The narrow roads, lack of footpaths and cycle lanes provide very poor travel opportunities to/from both Barnham or Ford railways stations. This development will lead to an increase in car dependency, aggravating the congestion at certain pinch points and increasing local traffic beyond already-unacceptable levels.

4. The sum total of shops in Yapton consists of two small convenience stores, one pharmacy, one chip shop, and one car park for approximately 30 cars. This is already far below the number and variety of shopping opportunities that a village of Yapton's spread and population should have. There is already a serious issue with parking on the pavements or in the bus stops within the village centre due to the lack of available parking and complete lack of enforcement.

5. The one local doctors surgery has already stopped accepting new patients. Again, this will only lead to an increase in car dependency as residents are forced to drive further afield to other practices.

6. The one local primary school is and will continue to be inadequate for the number of primary school-aged children that this and other developments will bring without expansion and consequent loss of school playing fields. Again, this will lead to an increase in car dependency and traffic levels, as children are taken to other primary schools further afield.

7. The built-up area of Yapton is approximately 5 sq miles (including all the recent new developments). The area of this proposal is approximately 1.8 sq miles. This one development would cause a wholly inappropriate increase of nearly 40% in the built-up area of an already-enlarged Yapton, significantly contributing to a loss of village community and identity. Further, this development is outside the development boundary defined by the Neighbourhood Plan, which planning authorities are obliged to take full consideration of in respect of planning applications. It is also quite clear and has been previously acknowledged by the council that Yapton parish has more than contributed its fair share to the housing development need for Arun in recent years.

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 including your name and address 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. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

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>