

1st August 2025

EC
Church Lane
Yapton

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 31st July 2025 which has been recorded as an objection with the comments as follows:

OWPC77939

I don't understand the logic for this site unless WSCC have run out of options...I note that this site was discounted in 2019 but reinstated in 2024 by planning officers. Due to the desire for extra housing? It seems that the landowners of other possible sites did not want them considered for a school. Provision for a secondary school should have been made within the Landings site with full access from the spine road for transport including cycles and walking from a bus stop. There could have been adequate parking made available and a drop off zone if needed. The southern neighbourhood of the Landings could be redesigned to incorporate a school. The location suggested has very poor access and requires travelling through housing estates. As for extra housing in Yapton, this is against the neighbourhood plan where the designated built up area boundary was agreed. There is also no requirement for a separate community space but the existing village hall in Yapton could be enlarged. The Yapton primary school still has not had its extension built so there should be a restriction on housing anyway until infrastructure provision is made. I think the planning department at ADC could do better than hastily choose an inappropriate site. Please try harder.

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>