

8th August 2025

Michael Morrison  
40 Downview Road  
Yapton  
Arundel  
BN180HJ

**Case Officer:** Emma Sheppard  
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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 6th August 2025 which has been recorded as an objection with the comments as follows:

OWPC78011

I strongly object to this outline proposal (F/19/25/OUT) and the layout within it. I may not object to a stand-alone application for a school or schools to be located directly beside Ford Lane if they are deemed to be required, no other more suitable sites could be found and if the proposals were of such outstanding architectural merit that they would outweigh any perceived harm to the setting of St.Mary's church and its surrounding conservation area. They would also have to include a comprehensive upgrade to Ford Lane which provided a pavement and cycle path along its entire length as currently it is so dangerous for pedestrians and cyclists especially at the blind bends to the east of Wicks Farm that it should form no part of any child's route to school. Notwithstanding positioning the school on Ford Lane would have the least negative impact on the fewest of residents

The current congestion and resultant 'jousting' on North End Road at school times will continue to worsen with this proposal due to higher traffic volumes and therefore to enable traffic to flow freely the primary school could also be relocated to the same site and a hard surface cycle and footpath created directly north from the village centre through the village green to the schools to encourage walking and therefore reduce car movements.

The current proposals wrongly suggest that the southern part of the site is a suitable location for an 8/10 form secondary school that is likely to have at least one thousand pupils and staff (which could possibly even exceed fifteen hundred). This is nonsense as the whole southern boundary of the site is comprised of high density residential housing estates and placing it there would result in the greatest negative impact being suffered by the greatest number of people as these estates were constructed without access having been reserved for future expansion. There is no vehicular access and there is only one footpath from Emerald Gardens that would enable pupils and staff to gain access from the south of the site via the Goodhew, Fordwater Gardens and Emerald Gardens estates between which is where the nearest bus stops on Burndell Road are located. The certainty of very high numbers of pedestrians and car drop-offs in and around these estates would place an intolerable and entirely avoidable loss of amenity on these and surrounding residents.

The massing of large three storey school structures is incongruous immediately beside what is a pleasant semi-rural residential area with a village feel and would be overbearing and therefore detrimental to the mental health of the surrounding residents who could never have imagined that outcome when they located there.

Cars from the village centre will have to travel either via North End Road and Ford Lane or via an as yet unconstructed link road between Yapton Road and Ford Lane which forms part of an adjacent already approved outline application (F/4/20/OUT). If that already approved application were to be built out according to its proposed layout then cars would have to go all the way up to Ford Lane and then back down again on a separate road to get to the school. That is an uneconomical use of space, is environmentally unfriendly and further strengthens my opinion that this proposal has far more faults than benefits.

A large school should be positioned in a place where it can be accessed easily and safely without having an adverse impact on surrounding residents. There are such suitable sites in the local area but this not one of them and therefore I urge you to refuse this application

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](mailto: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>