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8th August 2025

Natalie Gavigan  
72 Navigation Drive  
Yapton  
BN18 0FS

Case Officer: Emma Sheppard  
Telephone:  
Email: [emma.sheppard@arun.gov.uk](mailto: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 6th August 2025 which has been recorded as an objection with the comments as follows:

OWPC78013

We are writing to object to the above planning application.

We have lived in Navigation Drive, Yapton since 2016 and have seen large amounts of housing development in and around the village in that time. We have real concerns that the proposed development should not be approved for the following reasons.

1. The proposed development further merges Yapton and Ford, impacting on the characters of each of the villages
2. The roads in the local area struggle with existing volumes of traffic, and adding further residential traffic along with cars and buses for the school would cause a huge amount of disruption. I would also add the relative proximity to the railway crossing at Ford, which is notorious for causing long queues, and the frequent flooding that the local roads experience, specifically on Ford Lane, Burndell Road, and the junction of the B2233 with North End Road. There is also frequent flooding on North End Road and around the level crossing there.
3. Our local GP surgery has closed to new patients, and getting an appointment can be challenging due to the numbers already registered.
4. Parking has become an increasing issue with it becoming more difficult to find a space in the recreation

ground car park at certain times and days, and an increased level of parking on verges and kerbs

5. Although the main entry to the proposed school is via Ford Lane, we are concerned that if the application is successful Navigation Drive would be used as a drop off point. This would cause massive congestion, and we would also highlight that this is on a private development where the upkeep is paid for by residents rather than the council.

6. We believe that Yapton has already more than fulfilled its share of housing development. This new proposed development is incredibly large in comparison to Yapton's existing footprint, and seems wholly inappropriate.

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

