

13th August 2025

Mary Kinnersly  
Camilla House,  
Church Road  
Yapton  
Arundel  
BN18 0EJ

**Case Officer:** Emma Sheppard  
**Telephone:**  
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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 12th August 2025 which has been recorded as an objection with the comments as follows:

OWPC78105

PLANNING APPLICATION: F19/25/OUT

This application should be REFUSED

The following is an extract from a Yapton village website:

Welcome to Yapton

Yapton is a small village located in the Arun district of West Sussex, England. The village is situated between the towns of Arundel and Littlehampton and is surrounded by beautiful countryside. Yapton has a rich history dating back to the Roman times, and there are several historic buildings and landmarks in the village that are worth visiting.

One of the most notable landmarks in Yapton is the St. Mary's Church, which dates back to the 12th Century. The church is a beautiful example of Norman architecture and features a stunning stained glass window that

was installed in the 19th century. Another historic building in the village is the Yapton Cottage, which was built in the 17th century and is now a popular bed and breakfast.

Yapton is also home to several local businesses, including a post office, a convenience store, and a pub. The village has a strong sense of community, and there are several events and activities that take place throughout the year, including a summer fete and a Christmas market. Overall, Yapton is a charming village that offers a peaceful and picturesque setting for visitors to enjoy.

There are several reasons why this application should be refused.

- developments are going up in the most disorderly manner, outside the village boundary and in direct opposition to the carefully constructed and approved Neighbourhood Plan.
- The whole site comprises the most versatile agricultural land, Grade 2. Since leaving the Common Market it is imperative that we provide our own food rather than relying on expensive imports; this also prevents unnecessary transportation of goods from abroad, thus helping to decrease global warming. New NPPF support protection of agricultural land (paragraph 187.b) Planning policies and decisions should contribute to and enhance the natural and local environment by "recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services - including the economic and other benefits of the best and most versatile agricultural land"
- By developing this field, Yapton and Ford would merge, and a protected gap would be lost for ever; it would create irreversible harm to the character of the landscape. The "country park" is grossly inadequate to provide any separation between the villages.
- St Mary's Church, in the Conservation Area, is already threatened by the existing development in the vicinity. This is a Grade 1 Listed Building. There are other Grade II Listed buildings in and around Church Lane
- There would be a negative impact on local residents, including increased traffic and noise pollution; the access roads are totally inadequate at present with enormous lorries driving along Ford Lane and there is gridlock at the Yapton railway crossing with the ever increasing volume of traffic. Safety at the crossroads between Ford Lane and North End Road is already a major issue
- The local doctors' surgeries already struggle to cope
- There is no train station in Yapton, unlike Barnham and Ford, so children would be travelling from surrounding areas by road, which as already mentioned are inadequate and often at a standstill.

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>