

19th August 2025

Will Benham
46 Downview Road
Yapton
Arundel
West Sussex
BN180HJ

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 19th August 2025 which has been recorded as an objection with the comments as follows:

OWPC78207

I object to the following planning application due to it being built on precious farmland and on an area of outstanding natural beauty. These fields are a community space which offer relaxation and an escape to the current residents of Yapton and Ford. The residents have already lost plenty of community spaces to due development in the village and this would just increase the pressure on an already overwhelmed village.

Yapton and Ford have suffered with flooding over the recent years and these fields act as a flood defence for nearby houses and absorb the water. Although a drainage system is planned, the water still have to go somewhere and this will probably be released into our waterways, waterways and our coast which are already populated enough through sewage releases.

As for the buildings, the school and its size will look completely out of place for the surrounding area. Although the secondary school is apparently needed for the area, under 5 miles away is the littlehampton academy which is not full and has plenty of space. Bognor Regis's and Felpham's primary schools are experiencing a continuous flow of low birth years and are reducing in size every year due to a lack of children. It will not long before reducing child numbers will hit the villages so the need for another school is nonexistent.

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>