

7th July 2025

Elaine Monument
1 Neptune Way
Meadow Gardens
Yapton, Arundel
BN18 0XW

Case Officer: Jessica Riches
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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 July 2025 which has been recorded as an objection with the comments as follows:

OWPC77472

I wish to object to Outline Planning Application F/19/25/OUT, relating to proposed development on land south of Ford Lane, on the following grounds:

1. Harm to the Setting of Listed Buildings

The development would cause significant harm to the setting of nearby listed buildings, contrary to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. These heritage assets are currently experienced within a largely rural and undeveloped setting, which is integral to their historic and architectural significance. Introducing modern built form would erode this character, resulting in less than substantial harm that is not outweighed by any public benefit, in conflict with NPPF Paragraphs 199-202.

2. Adverse Impact on Public Right of Way

A designated Public Right of Way (PROW) runs through or adjacent to the site and would be negatively affected by this development. The current experience of this PROW is defined by open countryside views and tranquillity, both of which would be significantly diminished. The proposed development would introduce noise, visual intrusion, and possible realignment or restriction of access, in conflict with NPPF Paragraph 100, which requires the protection and enhancement of public access routes.

3. Departure from the Development Plan

This application represents a clear departure from the adopted Local Development Plan, as the site is located outside the defined settlement boundary and is not allocated for development. The proposal undermines the plan-led approach to sustainable growth and risks opening the door to speculative, unplanned expansion in the countryside. It directly conflicts with the local planning authority's spatial strategy and relevant policies governing rural protection, housing allocations, and settlement hierarchy.

4. Increased Traffic and Highway Safety Concerns

Ford Lane is a narrow, rural road with limited capacity and no footpaths in sections. The proposed development would result in a significant increase in vehicle traffic, including construction traffic during the development phase and longer-term residential traffic thereafter. This raises serious concerns about road safety, particularly for pedestrians, cyclists, and existing residents. The increase in traffic is disproportionate to the road's infrastructure and would worsen congestion, increase risk of accidents, and degrade the rural character of the lane. No sufficient mitigation has been proposed to address these impacts.

5. Irreversible Harm to Landscape Character

The site currently forms part of an open, rural landscape that contributes to the visual amenity of the area, including the setting of listed buildings and the enjoyment of the PROW. Development here would result in the permanent loss of this character, with no adequate justification or landscape mitigation. This is contrary to local policies seeking to preserve landscape sensitivity, rural identity, and green infrastructure.

Conclusion

Outline Planning Application F/19/25/OUT fails on multiple grounds: it is contrary to national heritage policy, harms a Public Right of Way, departs from the adopted Development Plan, would increase traffic on an unsuitable rural lane, and causes lasting damage to the local landscape. I therefore strongly urge the planning authority to refuse this application in the interest of preserving the character, safety, and planning integrity of the area.

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>