

7th July 2025

Neil Monument
1 Neptune Way
Meadow Gardens
Yapton
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 7th July 2025 which has been recorded as an objection with the comments as follows:

OWPC77503

1. Overdevelopment and Loss of Character

The proposed development represents a significant intensification of land use that is out of keeping with the rural character of the surrounding area. The illustrative masterplan suggests a density and layout that would fundamentally alter the landscape and erode the distinct identity of the local community. The proposed layout would also bring Ford and Yapton almost into a single continuous urban fringe. This loss of separation would destroy the distinct rural identities and setting of both communities, contrary to the Arun Local Plan's objective of protecting village character.

2. Environmental and Ecological Impact

Despite the inclusion of biodiversity and habitat surveys, the site is home to a range of protected species, including bats, reptiles, and breeding birds. The Preliminary Ecological Appraisal and Shadow Habitat Regulations Assessment raise concerns about habitat fragmentation and long-term ecological degradation.

3. Severe Traffic Impact and Inadequate Road Infrastructure

The submitted Transport Assessment fails to address the full extent of traffic disruption this development

would cause. The local road network is already under considerable strain, particularly at the Ford railway crossing, which is a well-known bottleneck. The crossing frequently causes long delays and tailbacks and the addition of hundreds of new homes would exacerbate this issue significantly whilst also endangering road users and harming local air quality. With additional vehicle journeys of the 1500 homes on The Landings and the proposed secondary school traffic local roads will become extremely congested. There are no meaningful proposals in the application to improve the road infrastructure or mitigate the increased pressure on key junctions and routes. Without substantial upgrades to the local highway network, this development would lead to unacceptable congestion, increased journey times, and heightened road safety risks for pedestrians and cyclists.

4. Cumulative Impact of Adjacent Developments

This site is immediately adjacent to a separate proposed development of approximately 1,500 homes. The cumulative impact of both schemes would be overwhelming for the local area. It is essential that Arun District Council considers the combined effect of these developments on traffic, public services, and environmental sustainability.

Approving this application in isolation would ignore the broader context and risk piecemeal planning that fails to deliver coordinated infrastructure or community benefit.

5. Flood Risk and Drainage

The Flood Risk Assessment and Drainage Strategy documents highlight potential vulnerabilities. Given the area's topography and history of surface water flooding, I am not convinced that the proposed mitigation measures are sufficient to protect future residents or neighbouring properties.

6. Pressure on Local Services

The application does not provide clear commitments to expanding local infrastructure such as GP surgeries, public transport and road or footpath improvements. Without these, the development risks placing unsustainable pressure on already stretched services.

Conclusion

This application is premature, unsustainable, and fails to demonstrate that it can be integrated into the local area without causing significant harm. I urge the Council to reject this proposal.

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>