

8th July 2025

Chris Sprules
18 The Millers
YAPTON
BN180LE

Case Officer: Jessica Riches
Telephone: 01903 737852
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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:

OWPC77506

ACTIVE TRAVEL

Yapton has no appropriate active travel routes on any of its four roads that leave the village. Speeding in the village is a real problem as the village roads are used as rat runs A259/27.

It is therefore expected that any new development would help the village by creating Active travel Routes on the site and connecting to key destinations in the village AND help reduce traffic speeds and congestion and not just add further traffic to our already congested village

In Section 3.29 of your Transport Assessment you state that "Roads within Yapton are light trafficked with speed limits of 30 mph or below and widths that enable vehicles to safely pass cyclists" I haven't seen your speed counters but i know for a fact that Speed is a major concern for the village and some work guesstimates that the village is subject to some 160k speeding cars a year. As to roads being sufficiently wide to allow vehicles to pass cyclists safely then i would refer you to the new highway code and passing widths..... likewise we have problems where the Fps are so narrow that lorry mirrors can at times be seen encroaching on the paths. Therefore your comment about this be conducive to an on road cycle track is inappropriate and needs to be re thought

3.30 "NCN Route 2 can be accessed" there is no safe route to access NCN 2

3.31 Is inaccurate the Active route along bypass is missing, the active travel route from Flansham to Barnham is missing, the green dotted lines at Mill view road are misleading

The Strava map comment is misleading and doesn't prove much there might be more value in the Propensity tool

The site shows lots of Footpaths but no active travel routes and a Bridleway that appears to go nowhere
Could you please have a rethink with a clear vision that allows local visits to be made by a more sustainable method ... where houses are designed so that cycling is as easy as taking the car ...
How can you help Yapton integrate all these new housing estates and not keep just plonking them down....

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>