

15th July 2025

Claire and Dave Poste
19 Navigation Drive
Yapton
Arundel
BN18 0FR

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 14th July 2025 which has been recorded as an objection with the comments as follows:

OWPC77624

Another ill-thought out plan from the Langmeads and their Associates. We strongly object to this based on the following:

1. This is a significant departure from the adapted local developmental plan and the site is located in an area not allocated for development and is outside the defined settlement boundary.
2. The school is listed as having an 8/10 form intake, so potentially 300 per year with up to 7 years for the school, a total of 2100, a huge number of students coming in on a daily basis, a lot of whom will need to travel by public transport and car from surrounding villages and towns. The only vehicular access to the site is via Ford Lane which is not designed to take that amount of traffic and there is not public transport on that road, meaning that most will come through Yapton where there is little to no proper pedestrian access that is not through a field or a housing estate. The number of houses on the Emerald Gardens estate, which is a private estate, will go up massively as children are dropped off and picked up. The estate is a dead end and not designed for large amounts of two way traffic. A secondary school is needed, but this is not the place for it.
3. There will be large numbers of footpaths and public rights of way which will be cut off or otherwise affected by this development.
4. We do not need a "Country Park" in an area which is currently beautiful countryside. This is just something thrown in to try and make the developers look like they care about anything other than more houses and more

money.

5. Another 400 houses when the developers can't sell the ones that are already built is insane, especially considering the 1,500 which is soon be built on Ford Airfield.

6. Where will the people who move into these house go for a doctor, dentist, any number of other services and what will be done to ensure that the roads, drains and other infrastructure is maintained? Very little I suspect.

7. There are listed buildings nearby that this proposal would cause significant harm to the setting of, these are heritage assets which need to be protected.

8. This green area is a gap between the built up areas of Yapton and Ford and for good reason, this would destroy that gap.

For these and many other reasons PLEASE 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>