

15th July 2025

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Bn18 0fs

Case Officer: Emma Sheppard
Telephone:
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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 14th July 2025 which has been recorded as an objection with the comments as follows:

OWPC77635

The proposed development includes high and medium-density housing, which is excessive for a semi-rural location.

This level of density is out of character with the surrounding village setting and would lead to overcrowding, loss of open space, and an urbanised feel inconsistent with the area's rural character.

The surrounding roads, especially Ford Lane and Yapton Road, are narrow and already under strain. An influx of 400 homes and a large secondary school would significantly increase traffic, leading to congestion, safety concerns, and delays- especially at peak school drop-off and pick-up times.

Local water, sewage, and drainage systems may not have the capacity to accommodate the demands of an expanded population.

There is no clear plan to support the increased pressure this would place on GPs, dentists, and emergency services in the area.

The site borders St Mary's Church and Church Farm, both of which are historic and potentially listed. The development would impact their rural setting and visual amenity, eroding their historic and cultural significance.

The proposed urban expansion risks creating an inappropriate backdrop to these heritage assets, contrary to national planning guidance on heritage protection.

The indicative green corridor and country park are insufficient compensation for the loss of open farmland and countryside.

Urbanisation of this scale so close to the South Downs National Park (50 mins walk) may also impact views and landscape quality from within the protected parkland.

No clear flood mitigation strategy is presented alongside the proposals.

The site is said to be a 10-minute walk from Ford Station, but this does not guarantee frequent or accessible public transport options.

Increased car dependency is likely, exacerbating traffic and emissions, particularly as the site lacks robust cycle networks or bus connections.

A three-storey secondary school is disproportionately large for a village setting and could dominate the landscape.

Noise, light pollution (from extended use), and traffic generated by the school will negatively affect nearby residents.

No detailed justification is given for locating such a large school in this specific area- especially considering whether it is needed based on current population projections.

The proposal would build on productive greenfield land. In a time of increasing food insecurity and environmental awareness, developing agricultural land for high-density housing should be reconsidered.

Several public and informal footpaths will become critical routes to the development and school, impacting existing community access and rights of way.

There are also concerns that the Emerald Gardens estate, particularly the entrance, would become dropping off points for the the public rights of way to the school, increasing congestion at these points and creating safety concerns as an increased number of vehicles navigate the blind bend and inevitable high numbers of parked vehicles.

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>