

16th July 2025

Warren John  
66 Navigation Drive  
Yapton  
Arundel  
BN18 0FS

**Case Officer:** Emma Sheppard  
**Telephone:**  
**Email:** [emma.sheppard@arun.gov.uk](mailto: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 16th July 2025 which has been recorded as an objection with the comments as follows:

OWPC77665

I have no objection to the provision of housing and support the provision of a school and Sports Facilities in the area.

But I strongly object to the intent to use private Emerald Gardens land as the main footfall/cycle and possibly EV scooter/motorcycle entry and exit points.

The exit/exits would be in unsafe and already heavily congested area with the likelihood of additional anti-social behaviour and subsequent resident responses occurring.

In addition Ford Lane is clealy unsuited to the proposed traffic flow at present so that both entry exit points are essentially unsafe and a 20mph limit would need to be applied.

I would be happy to support the proposals if the infrastructure was improved e,g, morning/evening traffic channeled to improved/extended car parking in Yapton with an adjacent signed/adopted hard-pathway to the school and established Bus Stops/Rutes and avoiding the issues surrounding Emerald Gardens/Downview Road etc.

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](mailto: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>