

18th July 2025

Cara Hillary
4 Navigation Drive
Yapton
BN180FS

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 16th July 2025 which has been recorded as an objection with the comments as follows:

OWPC77676

1. Loss of Green Space

The development would permanently remove large areas of open countryside and green space, altering the rural landscape and reducing access to natural surroundings for residents.

2. Significant Harm to Wildlife

The site includes important habitats, mature hedgerows, and wildlife corridors that support local species. The proposed development would fragment or eliminate these habitats, with "green corridors" offering poor compensation for the ecological loss.

3. Unsustainable Pressure on Infrastructure

Local roads, utilities, and public services are not designed to support the substantial increase in housing and school capacity.

4. Excessive Traffic Increase

A large secondary school and high-density residential areas will create heavy congestion on all roads around the site, particularly Ford Lane and surrounding minor roads.

5. Unsafe Access to school via Navigation Drive

Proposed school access via the footpath off of Navigation Drive would route school drop off and pick up traffic through a residential estate with a single entry/exit point. Traffic would congregate on a blind bend opposite a play park used by young children, posing a serious safety hazard.

6. Overbearing Three-Storey School Building

A three-storey school is out of character with the surrounding village and countryside, obstructing rural views towards the South Downs for residents south of the proposed development.

7. Loss of Public Footpaths and Open Access

The development would close or divert existing footpaths, reducing walkability, outdoor recreation, and community access to nature.

8. Negative Impact on local residents

Increased traffic, noise, and light pollution, as well as the impact on local amenities, will impact the quality of life for residents both during construction and beyond.

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>