



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

18th July 2025

Aaron
2 Barge Close
Yapton Arundel
BN180FX

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 17th July 2025 which has been recorded as an objection with the comments as follows:

OWPC77687

I would like to object to this current proposed development as a person who lives directly on the path opposite the proposed school fields I am deeply concerned about the increase in noise pollution, the increased traffic which will end up outside my house both cars and walking when people realise they can pick up or drop off and walk through as a cut through to the rear of the school. Increased ASB especially at the furthest part away from the proposed school this will increase for certain. As a shift worker this will deeply effect my wellbeing. This will also have a negative impact on my house valuation which im sure you certainly wont be offering any compensation on. Lastly and most importantly it will be through the noise and building and dust that will displace all the wildlife literally feet away from my front door, foxes, badgers, deer numerous birds nesting will all be displaced and for that reason considering 1500 houses are being built only half a mile on the airfield these 400 homes are not needed, the infrastructure will never support it. Just yesterday yapton lane was closed due to possible deep holes and everything was sent via lake lane this caused cars, buses and lorries to become stuck and at 5pm took over an hour to go from Barnham, adding a secondary school onto this current site will make the railway crossing more gridlocked. From what I have read the council already own the land in Barnham next to the current school which also has good train, road and bus infrastructure so that should be the preferred site. Putting a "country park" into the plans will never replicate the current wildlife qe now have already in place.

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>