

Ford Parish Council **OBJECT** to this application (F/11/19/PL) as it does not comply with the Ford Parish Council Neighbourhood Development plan 2017-2031.

Reasons for Objection

1) Application Against Policy 5.2

5.2 Core Objectives page 24

In order to achieve this vision it is important that the plan has a set of achievable and measurable objectives to break this down into manageable actions and planning policies. These core objectives are derived from the vision and underpin the policies and proposals in the rest of the plan. They are as follows:

- To retain and protect the character and cultural heritage of the Parish*
- To use the Plan as an opportunity to provide a village 'heart' while delivering a range of new housing and community facilities*

The Plan proposes a series of policies which are aimed at meeting these core objectives:

- 1. Land will be allocated to deliver a comprehensive Masterplan comprising of new dwellings, infrastructure, employment, transport and community facilities.*
- 2. Housing will be well designed, energy efficient and will provide a mix of sizes and styles to meet the differing needs of the population.*
- 3. Those areas of the Parish valued by the public which need to be protected will be allocated as Local Green Spaces.*
- 4. All new development will be designed to not increase flood risk to existing properties or land within the boundary of Ford parish or within that of its immediate neighbours.*
- 5. The requirements of pedestrians, cyclists, private vehicles and public transport will be properly met and accessible to all;*
- 6. Green spaces and trees in and around the parish will be protected, well maintained and provide net gains in wildlife habitats.*
- 7. Preserve and maintain the heritage assets of the Parish.*
- 8. Support and enhance employment opportunities in the Parish.*
- 9. Ensure that all new commercial activity is energy efficient, well designed and does not adversely affect the Parish by virtue of increased heavy vehicle movements.*

2) Application Against Policy 6.4

6.4 Built-up Area at Ford

Policy BUA1: Built Up Area (BUA) boundary

The BUA boundary is defined on the Proposals Map.

Outside of the BUA, development will not be acceptable other than for the purposes of :

- Agriculture;
- Forestry;
- Recreation, or
- where other policies within the Development Plan indicate otherwise

BUA1.1 The boundary sets the distinction between the built form of Ford and the surrounding countryside and will protect the countryside from harmful development. Preventing coalescence between Yapton and Ford is important to residents and will preserve the separate identities of the two communities (The Peregrines Estate has a BUAB defined within the Yapton BUAB specified by ADC).

Justification : NPPF11 ; Obj 6

3) Application Against Policy EH2.3

EH2.3 Maintaining the remaining agricultural land uses surrounding the parish is of paramount importance to this rural parish, not just for the employment that it supports but also the biodiversity it supports.

Justification : NPPF 10 ; Obj 2

4) Application Against Policy EH5 & EH5.1

Policy EH5 Grade 1, 2 and 3a Agricultural Land

No development (other than that specified as permitted development) will be permitted on land Graded 1, 2 and 3a as designated in the Agricultural Land Classification Map produced by Natural England (See the OpenGov data website), the exception being land allocated for development in the development plan and development required for the operational needs of agriculture.~

EH5.1 In order to safeguard future food production, and in turn, future employment in the locality, and to maintain the rural aspect of the parish.

Justification : NPPF 3,11; Obj 8

5) Application Against Policy EH7 & EH7.1

Policy EH7 Local Gap

Land shown on the Proposals Map is designated as a Local Gap. Within this area development will not be permitted unless it does not prejudice the openness of the local gap.

EH7.1 The Local Gap will prevent coalescence between Yapton and Ford and preserve their separate identities. This is important to residents who do not wish to see further development extending to the west of Ford.

Justification : NPPF11 ; Obj 6

6) Application Against Policy EE4 & EE4.1

Policy EE4 Support for new commercial uses

Within the BUA and site allocations shown on the Proposals Map, change of use to Class B1 uses (including light industry) and new development for such uses will be supported, where the impact on surrounding residential and community amenity is acceptable and other policy considerations are complied with. Change to Class B2 uses (general industry) or Class B8 (distribution and storage) outside of permitted development rights will be resisted.

EE4.1 Light industrial uses will be supported. However, further general industrial use (B2) and distribution and storage (B8) are considered inappropriate for the Parish due to the increase in heavy goods traffic they can generate. The Parish is already blighted by huge lorries which carve up the road verges and cause hazards on the small rural roads within the Parish. Over 240 vehicle movements per day are currently generated by just two of the waste sites. The lorry sizes are the largest allowed on British roads and they access the main highway network via single carriageway, winding, largely unpaved and unlit roads within the Parish.

Justification : NPPF 1,3,8 ; Obj 8