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Your Ref: OWPC24130
Our Ref: F/18/19/PL
Please ask for:
Mr R Castro-Parker

27th August 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

1 No new dwelling. This application is a Departure from the Development Plan.
Land adjacent to 3 Wicks Farm Cottages Ford Lane Ford

Thank you for your internet comments made on 26th August 2019 which has been recorded as 'an objection' with the comments as follows:

Ford Parish Council objects to the application based on the Ford Neighbourhood Development Plan Policies below. The site is outside of the settlement area on the Proposal Map and does not meet the conditions that allow development as defined by the policies shown.

6.3 A Spatial Plan for Ford

Policy SP1 Spatial Plan for the Parish

Development proposals of a minimum of 1545 new dwellings and supporting infrastructure and village centre community facilities will be supported provided that they are sited within the settlement boundary of the built up area as defined on the Proposals Map. Proposals for the Ford airfield site must be part of a comprehensive Masterplan as required by Policy H SP2 of the Arun Local Plan.

SP1.1 The policy supports development on land within the settlement boundary but only if it is considered to be suitable for development against other Plan policies.

SP1.2 Maintaining a gap between the settlements of Ford and Yapton is considered important.

Justification : NPPF 6,11; Obj 1,3

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

Policy H3 Windfall Sites

Permission will be granted for residential developments on infill and redevelopment sites within the parish subject to the following conditions being met.

- i) The development complies with the other relevant policies of the development plan.*
- ii) The scale of the development is appropriate to the size, character and role of the settlement.*
- iii) The townscape and landscape character is conserved or enhanced.*
- iv) The proposal creates safe and accessible environments that offer good access via a range of transport modes.*
- v) A minimum of 30% affordable housing provision will be sought on all sites providing over 10 units coming forward under this policy subject to viability.*
- vi) Land is demonstrated to be used effectively and comprehensively*

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully



Neil Crowther
Group Head of Planning