

[REDACTED]

From: [REDACTED]
Sent: 10 December 2018 17:51
To: Karl Roberts; Neil Crowther; David Easton
Cc: Planning.Responses
Subject: FW: F/19/18/EIS - Ford Airfield Ford, P/140/16 OUT, P/25/17 OUT, P/6/17 OUT and P/134/16 OUT

Dear All

Further to my last and to be clear what I and other observers are wondering is why ADC should contrive and rush to approve applications for a combined total of 1049 dwellings on sites in Pagham which give rise to significant adverse environmental, heritage and transportation impacts when my e mail below and the HELAA 2018 demonstrates/identifies the availability of alternative unallocated sites for 2500 + dwellings which could be accommodated in a more sustainable location with no such impacts and why ADC has to date failed to consider this material consideration when assessing the Pagham applications?

Please place this representation on the files for F/19/18, P/140/16 OUT, P/25/17 OUT, P/6/17 OUT and P/134/16 OUT

Thanks

Paul Collins BA (Hons) DipTP MRTPI

[REDACTED]



RTPI

Chartered Town Planner

From: [REDACTED]
Sent: Monday, December 10, 2018 3:38 PM
To: 'Karl Roberts' <Karl.Roberts@arun.gov.uk>; 'Neil Crowther' <Neil.Crowther@arun.gov.uk>; 'David Easton' <David.Easton@arun.gov.uk>
Cc: 'Planning Responses' <Planning.Responses@arun.gov.uk>
Subject: F/19/18/EIS - Ford Airfield Ford

Dear All

Some things to think about/reconcile when determining the above:

- ADLP Policy H SP2c Inland Arun Ford SD8 states that the allocation will accommodate at least 1500 dwellings but does not specify the land area/quantum of the other component uses to be accommodated.
- HELAA Assessment Summary Table - Deliverable - Residential Site Ref:71 states that the site area is 109.65 hectares and that the net developable area for residential is 65.79 hectares and that the suggested Density on that area is 35 dph giving a suggested total yield of 2,439.15 dwellings and not 1500 as it then states.
- The Statement submitted with the application states that the site area is 94.42 hectares and that it will accommodate up to 1, 500 dwellings, up to 37,000 sqm of employment floorspace, a local centre including retail, commercial and community facilities, primary school, nursery, a care/retirement home, healthcare facilities, public open space, new sports pitches and facilities, and associated access, infrastructure, landscape and ancillary works. At a suggested density of 35 dph this means that only 42.8 hectares is proposed for residential with the remaining 51.62 hectares being given over to the other land use elements which does not to my mind represent a particularly balanced or effective use of this predominantly brownfield site for the purposes of *NPPF Paragraphs 117 – 123 Making effective use of land* and I would urge you to consider (based on the most accurate/correct dimensions of the site) ways in which the area of land proposed for residential development can be enlarged so that the number of dwellings to be provided can be increased closer to the 2439 or so quite rightly envisaged by the HELAA.

As you are aware the ward of Yapton (in which Ford falls) has already been (quite rightly) identified as being one of the most sustainable locations to accommodate housing to meet the needs of the district in way that will minimise the impacts on known environmentally sensitive areas and it would seem a more sensible planning approach to me and others (and more lawful) that the efficient use of predominantly brownfield sites like this one (that can be developed without adverse impact on such areas) should be maximised and released for development in preference to those in areas like Pagham where self-evident adverse impacts do arise.

Please place this representation on the files for F/19/18, P/140/16 OUT, P/25/17 OUT, P/6/17 OUT and P/134/16 OUT

Thanks

Paul Collins BA (Hons) DipTP MRTPI



RTPI

Chartered Town Planner