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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 12 March 2021 18:10
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: F/1/21PL and F/4/20PL

Please scan as correspondence from agent on F/1/21/PL

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Essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021.

During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:

- Research planning and building control history
- View any planning applications, plans, agreements, tree preservation orders or competent persons data
- Submit building control applications
- Submit planning application comments

- Report any planning compliance issues

The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

From: paul collins [REDACTED]

Sent: 12 March 2021 17:59

To: Anita Gardner <Anita.Gardner@arun.gov.uk>; Karl Roberts <Karl.Roberts@arun.gov.uk>; Neil Crowther <Neil.Crowther@arun.gov.uk>; Raymond Cole <Raymond.Cole@arun.gov.uk>

[REDACTED]

Subject: F/1/21PL and F/4/20PL

Dear Anita

Please see attached my further representations regarding my application under ADC Ref: F/1/21 PL

Please place these on the file and that for the Landings Scheme under ADC Ref: F/4/20 PL.

Not expecting any comment but would be happy to receive one if you do wish to do so.

Thanks

Paul Collins BA (Hons) DipTP

[REDACTED]



Applicants Response to Objections received from Ford Parish Council/Maureen Chaffe dated 8/10 March 2021

I am the applicant in this case and I am instructed by and act for no one except myself in this matter

It is understood that Maureen Chaffe is a professional who assisted Ford Parish Council with the preparation of the Ford Neighbourhood Plan and continues to advise the Parish Council with regard to its implementation.

My Comments (See also Supplementary Evidence Audit provided on file)

The Education Land proposed in this application is situated outside of the BUA boundary and within a Local Gap as defined in the Ford Neighbourhood Plan made on the 9th January 2019

Following a recommendation made by the Local Plan Policy Sub Committee dated 27/2/19¹ Full Council at its meeting on 10 March 2019 resolved that *the identification of Option/Site F be supported as the preferred option for location of a 10 Form Entry Secondary School to support the Local Plan Strategic allocations*².

The Education use of the land as proposed under application F/1/21 PL lies within Option/Site F endorsed by the Full Council as being necessary to support the strategic Allocations in the western part of Arun District including SD7, SD8 and SD10 in the ward of Yapton.

¹ Chaired by Councillor Bower

² See Minute 474 - Councillor Walsh declared a non-pecuniary interest as a member of WSCC

The proposed Education Land measures approximately 10 hectares in area and meets the specified site criteria for same specified in ALP 2018 Policy INF 2. New Secondary School.

At a meeting of the Development Control Committee on 3 February 2021 it was resolved that *subject to the receipt of a substitute plan for Figure 23 that clearly demonstrates improved provision for pedestrians, cyclists and equestrians, it is recommended that "The Landings" Masterplan Document November 2020 be endorsed*

On 1/3/21 the promoters of the Landings scheme submitted a revised Masterplan for the scheme under F/4/20 which includes an Indicative Framework Plan on page 49 which shows buffer landscaping and a possible access to a possible secondary school in the position shown on the plan provided with these representations.

Section 38 (6) of the Act states that: *If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.*

Maureen Chaffe and Ford Parish Council both argue that my proposals are in conflict with FNP Policies but in my view the foregoing evidence clearly amounts to significant later material considerations that combine to indicate a decision being made on this application favourably despite any perceived conflict with those NP Policies and I continue to invite ADC to do so before the end of the statutory determination period.

Paul Collins BA (Hons) Dip TP 12 March 2021