

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 03 April 2018 08:39
To: Planning Scanning
Subject: FW: Planning Consultation on: F/2/18/PO

From: Ford PC [REDACTED]
Sent: 28 March 2018 19:24
To: [REDACTED]
Subject: RE: Planning Consultation on: F/2/18/PO

Ford Parish Council Objects to the Planning Application **F/2/18/PO**

The Council's Objection is below

Objection

"Planning Application F/2/18/PO

Burdell Road development was a 'Community' led plan from its conception and working together with the land owner and the community a site plan was developed. This was included in the Ford Neighbourhood Plan. Throughout this application Ford Parish Council liaised with the land owners and site promoters. The promoters attended several of The Neighbourhood Development Group meetings and open days and exhibited concept plans for discussion. The site plans consisted of houses and bungalows with additional public open spaces. We made it clear that one property was needed for a severely disabled resident of Ford. The Neighbourhood Development Group agreed to support the plan and we were assured that an adapted property from the affordable housing allocation would be made available. This was repeated to the Planning Committee but has since been ignored by the new developer and the Arun District Council planning department. It is time to correct the mistakes made.

Since our last objection it can no longer be an oversight but a deliberate action to exclude the community wishes and is a snub against Localism. The agreement to build one property for a very disabled resident of Ford Parish must be honoured. The Neighbourhood Group wishes to move forward with the agreement made in the presence of many Arun District Councillors and the public. At this meeting the committee were told that the NDG and the Parish Council supported the application which assisted in the granting of permission, this cannot be ignored again.

The local community wanted and expected Arun's Affordable Housing Policy, dated 18 August 2010 to be applied, the Council resolved that:

*from developments of 15 or more units an affordable housing provision of 30%
across the board should be required of developments;*

The Arun Local Plan Policy SP12 States that the affordable housing tenure mix on development sites the default should be 80% rent 20% intermediate market.

The Burdell Road Sect.106 agreement 2.11 states that of the forty-five (45) buildings 6 will be affordable rented homes and 7 intermediate homes.

Variation from the default gives 40% for rent and 46% for the intermediate market.

The Ford Parish Council objects to the proposed changes in the Sect. 106 agreement to make all properties intermediate and wishes 2.11 to remain in its current form.

In addition Ford Neighbourhood Plan Policy H2 states:-

*Housing Mix Proposals for new housing **must deliver** a range of house types and tenures including bungalows, sheltered accommodation, self-build and shared equity properties*

Policy H2 has also been ignored. If the Sec 106 agreement is changed to all housing for intermediate ownership, there is not a range of tenures. Local residents will not focus as the main recipients and it will be impossible for Ford Parishes disabled resident to obtain one of the shared ownership properties for renting, as promised at the Development Committee. This property needs to be a social rent.

This development was about meeting the needs of local people in High-quality imaginative design houses and the site to include larger areas of natural and semi-natural green space and amenity space. Policy as at H2 has been ignored with the submission of the changed planning application.”

Regards

Morgan Taylor
Ford Parish Clerk and Responsible Financial Officer

[REDACTED]
(New email starting 13th June 2017)

[REDACTED]
Yapton and Ford Village Hall
Main Road
Yapton
BN18 0ET

[This e-mail is intended solely for the person or organisation to which it is addressed. It may contain privileged and confidential information. If you are not the intended recipient, you are prohibited from copying, disclosing or distributing this e-mail or its contents (as it may be unlawful for you to do so) or taking any action in reliance on it. If you receive this e-mail by mistake, please advise the sender immediately by using the e-mail reply facility and then delete both the incoming and outgoing messages].

[REDACTED]
Sent: 28 February 2018 14:49

[REDACTED]
Subject: Planning Consultation on: F/2/18/PO

To: Ford Parish Council

NOTIFICATION FROM ARUN DISTRICT COUNCIL
The Town and Country Planning (Modification and Discharge of Planning Obligations)
Regulations 1992 (As Amended)

Removal of a Planning Obligation

APPLICATION NO: F/2/18/PO

Registered: 20th February
2018

Site Address: Land South of Burndell Road Yapton

Grid Reference:

Description of Works: Application for the modification of planning obligation F/7/15/OUT

dated 1st March 2016 relating to the deletion of clause 2:11
"Affordable rented homes" & "7 intermediate homes" & replace with
"0 affordable rented homes" & "13 intermediate homes"

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 29-MAR-18.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Mr D Easton who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

NLPG UPRN 100062237016

DX 57406 Littlehampton

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
