

Adam Bell  
Flat 2 Phoenix Court  
9 Marine Drive West  
Bognor Regis  
PO21 2QA

**Your Ref:** OWPC25868  
**Our Ref:** F/4/20/OUT 25-02-2020  
**Please ask for:**  
Raymond Cole

4th March 2020

Dear Sir/Madam

**Town & Country Planning Act 1990 (as amended)**

**Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5**

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Outline planning application (with all matters reserved except for access) for the development of up to 1,500 dwellings (Use Class C3), 60-bed care home (Use Class C2), up to 9,000 sqm of employment floorspace (Use Classes B1), local centre of up to 2,350 sqm including up to 900 sqm retail / commercial (Use Classes A1-A5) and 1,450 sqm community / leisure floorspace (Use Classes D1-D2), land for a two-form entry primary school (Use Class D1), public open space, allotments, new sports pitches and associated facilities, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing buildings and part removal of existing runway hardstanding. This application affects a Public Right of Way. This application is the subject of an Environmental Statement. This application falls within CIL Zone 1 - Zero Rated.

Land at Ford Airfield Ford, West Sussex

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Thank you for your internet representation made on 3rd March 2020 which has been recorded as '**an objection**' with the comments as follows:

*Whilst the planning documents make reference to cycling links, it fails to support a whole range of national and local policies that require sustainable transport to be prioritised. It will reinforce car dependency with all its associated problems, in particular the health problems associated with sedentary lifestyles.*

*There is no reference to the West Sussex Walking and Cycling Strategy, and other than reference to the presence of the existing cycle route along the A259, and the provision of the toucan crossing on the A259, there is no attempt to actually provide meaningful cycling links to places people will need to access. For example, there is reference to a footpath to connect to Ford Station, when this is a key opportunity to provide a safe off road cycle connection from the new development to avoid people driving to the station, which should be built. In addition, there is no attempt to connect to the proposed Ford to Hunston Canal Greenway project.*

*The connecting roads within the development should be built either to ensure the safety of cyclists on the roads or ensure that adequate, at least 3m wide segregated paths are built to enable people not only to access their home by bike, but also to link up to the existing nearby residential areas and roads.*

*The West Sussex Local Transport Plan records (2.2.2) that in Arun "the current provision of pedestrian and cycling facilities throughout the District, and in particular within Bognor Regis and Littlehampton, are unable to support and maintain sustainable travel, as much of the network is disjointed and suffers from inadequate signing, safe crossing points and poor surfacing." A failure to design for Non Motorised Users both inside and outside the boundary of this scheme will perpetuate this piecemeal provision. As there is no plan to produce a Local Cycling and Walking Infrastructure Plan (LCWIP) for this area, so the gap in provision for pedestrians and cyclists must be met by all development schemes that are*

*put forward.*

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website [www.arun.gov.uk/planning-privacy-statements](http://www.arun.gov.uk/planning-privacy-statements).

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