

13th March 2020

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

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

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 may affect the setting of a Listed Building. This application falls within CIL Zone 1 - Zero Rated.

Land at Ford Airfield Ford

Thank you for your internet representation made on 12th March 2020 which has been recorded as '**an objection**' with the comments as follows:

Dear Raymond

I wish to object to the proposed planning application.

The applicant wishes to build a new small town in an area which has poor transport links.

All they are proposing to do is build a couple of new roundabouts to access the town from the adjacent roads and additionally they will make small S106 contributions to help fund road improvements which they state are needed. They are not even proposing to build the new school.

This approach totally unacceptable for this many houses as the money provided is not enough to pay for all these necessary improvements so there is no guarantee that they will ever get built.

There is also no mention or contribution to a new access road to the A27, a new junction to the Arundel relief Road, the already congested A259 which not only needs new roundabouts but with other planned developments in the area may need to become a dual carriageway.

There is no mention of improvements to parking at Ford train station, green links, dedicated cycle paths, bridleways. There isn't even a new cycle path to the train station.

There is an assumption that people will walk everywhere but with the population getting older and the winters getting wetter this assumption is nonsense. With all new cars to be ultra low emissions (i.e. electric) by 2030 cars are part of a sustainable transport policy yet

there is no mention of charging points to properties, solar panels or offroad parking etc.

In addition as a resident of Climping I am very unhappy with just a few trees separating houses in Climping from houses in Ford. This is not enough to preserve village identity.

Many people walk their dogs in this area, presumably parents won't want dogs running around in the designated local equipped areas of play (Leap). So where will people walk their dogs? The plan should have much wider strips of land to physically separate villages and provide recreational / dog walking areas.

On a separate note. Who wants to buy a house next to an industrial estate, near to a flood plain, a cement factory, an incinerator, a recycling plant, a crematorium, a prison and a sewerage plant.

It is also planned to build the site in phases, so the residents will also have to endure living next to a building site for several years. However this is "dressed up" this will not be a desirable place to live. The houses will need to be heavily discounted to sell and this will devalue all the surrounding area.

Regards

Martin

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.

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