

Diane Keen
21 The Hamlet
Waterford Gardens
Clitmping
West Sussex
BN17 5RY

Your Ref: OWPC26379
Our Ref: F/4/20/OUT 25-02-2020
Please ask for:
Raymond Cole

15th April 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 14th April 2020 which has been recorded as '**an objection**' with the comments as follows:

Diane & Chris Keen wish to strongly object to this PLanning Application for the reasons listed below by Alan Lovell.

*1.Ford Airfield Outline Planning application F/4/20/OUT - Objection Ref: O WPC26279
Alan Lovell: 5th April 2020*

I wish to object to this appication in the strongest possible terms.

Firstly, I agree with every point of objection made by the Climping Paris Council so will not repeat them here. But I must add that I don't recall ever coming across such a poor and thinly prepared analysis of the traffic impact of a development of this size (1500 new homes).

The suggested traffic impact is so ridiculously small that it should be rejected out of hand as it is clearly designed simply to minimise the cost of the essential measures required to deal with the increased traffic on the existing narrow roads and lanes that surround the site.

As well as that this development cannot be allowed to proceed until a realistic and comprehensive traffic impact analysis has been undertaken of this site together with the other major proposals that are also affecting this area. This includes, the 300 home 'Mulgrave' development, the proposed change in access to the Ford Market and the imminent Grundon incinerator. No doubt there are others too.

It would be quite wrong to allow any of these proposals to proceed until they have all been examined in the round. I would add that the future environment of Horsemere Green Lane is critical in all of this because it will be very heavily affected and is the only access to the 400 homes which presently form the residential core of this village.

As well as all it is important to recognise the need to protect the potential North-South route (from A259 to the A27) which would provide the most practical and sensible access to Ford Airfield, and the various commercial/industrial operations that exist and are

proposed. This really does need a proper examination if we are to avoid the shambles that we see developing at the moment.

Can we please have some proper Planning in this area and not simply a random, site by site approach to it all?.

This development is by far the largest in this area so it needs evaluating properly, not simply allowed to slip through.

2. Change of access arrangements to Ford Market application F/5/20/PL

Objection Ref: OWPC26280

I wish to object most strongly to this application which has been triggered as part of the proposals for the 1500 home development of Ford Airfield and should therefore be considered alongside that application.

I agree with the points made by Climping Parish Council in their objection and ask that the traffic impact of this proposal be examined together with the Airfield development, the Mulgrave site of 300 new homes and the various waste management proposals in the area..

Can I also request that WSCC undertakes a full transportation study of the combined impact of all these sites and in particular considers their combined impact on Horsemere Green Lane?

There can be no doubt, in view of the large numbers of vehicles that come and go from the market site on Thursdays, Saturdays and Sundays, that the closure of one access will result in a massive increase in Traffic along Ford Road and Church Lane, with Horsemere green Lane being the most obvious route to get there for traffic deflected from the Yapton Road access.

It defies belief that the application contains absolutely NO mitigation measures to any of the local roads or junctions that will be affected. This fact alone should triggered a refusal and indicates the derisory and trivial way in which the applicant has treated this proposal. It must not be allowed to proceed.

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