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8th July 2020

Yapton Parish Council,
Mr Andrew Gardiner, Clerk of the Council
38 Ruskin Avenue
North Bersted
Bognor Regis
PO21 5BW

Case Officer: Raymond Cole
Telephone: 01903 737598
Email: raymond.cole@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)

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

Application No: F/4/20/OUT

Site Address: Land at Ford Airfield Ford

Description of works: 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.

Thank you for your internet representation made on 7th July 2020 which has been recorded as support with the comments as follows:

OWPC28279

Yapton Parish Council have fully considered the above application and note that it reflects both the ALP and Ford NP.

YPC would comment that whilst the application is for outline consent with some matters reserved, YPC's support is conditional upon the following factors being addressed during the planning process. The full response on each factor can be found elsewhere on the planning portal under this reference:

1. Traffic
2. Village Boundaries/Local Gaps
3. Connectivity
4. Conservation area/Design

5. Housing Mix

Summary

YPC would also expect that any section 106 agreement will ensure that adequate provision is made towards the both the proposed new primary school and Yapton Church of England Primary School where it will support the scheme for many years before Ford's primary school opens. YPC would also seek health contributions to be made towards a new medical centre in Ford or equivalent within the Yapton, Ford and Clymping area. YPC also believe that any secondary school contributions must be for students in the 6 village area alone and not for secondary schools that draw on a wider catchment due to their selective nature.

YPC will support this outline application with reservations. YPC request that strong conditions are placed to address its key concerns, namely - treatment of traffic especially with regard to the level crossings, ensuring adequate open green space delineating both Parishes and strong local green connectivity with non-vehicular PROW.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email.

It is therefore important that you keep us informed if this changes during the course of this application.