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14th January 2021

Felpham Parish Council
Felpham Community Hall
Meaden Way
Felpham
West Sussex
PO22 8FA

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 13th January 2021 which has been recorded as an objection with the comments as follows:

OWPC32809

Objection - 1) The outline consent will have a large impact on the surrounding main trunk roads. This has not been addressed. WSCC put out for consultation in February 2020 proposals to address the issues surrounding the A259 as a number of the junctions are close to or are at capacity. The anticipated growth in traffic did NOT include any figures resulting from this development as the only data available was for the CONFIRMED local schemes which did not include this one. 2) The Outline consent will have a large impact on the surrounding main trunk roads. This proposal does not reflect an impact on the close proposal to develop a further 300 homes in Climping and the overloading of existing roads in the vicinity. 3) As identified by Network Rail the additional traffic generated by this scheme at local level crossings at Ford and Yapton and also local pedestrian crossings (Hoe Lane, Long Barn and Lake Lane) will cause unsustainable traffic queues and delays particularly in peak times. 4) The traffic generated by this scheme will have an impact on the northern most trunk road (A27) and does not reflect this impact on that road or indeed on the proposed

Arundel bypass. 5) The impact of the additional population on local NHS Secondary Care facilities is addressed via section 106 bids by NHS West Sussex Commissioning. 6) This proposal does not address the impact of it of the current approved consent to expand the adjacent Waste recycling facility or its proposed plans to expand. 7) This application does not confirm the degree of affordable Housing that will be delivered - ADC policy is a minimum of 30%. 8) The scale of this development will fundamentally alter the size and makeup of the Parishes of Ford (pop 1690) and Yapton (pop 3571) potentially overwhelming their current character and standing. 9) This proposal includes delivery of some Community Facilities without confirmation from the local Parishes that these are either sustainable or wanted. 10) The impact on local listed buildings has not been addressed. 11) The Ecology survey confirms that some work has been carried out. However the response from the Chichester Environmental Officer clearly indicates that further work is carried out PRIOR TO DETERMINATION. The report states that in line with Policy ENV DM5 of the Arun District local Plan information on Biodiversity Net Gain needs to be provided PRIOR TO DETERMINATION including a full enhanced plan demonstrating how the site will ensure there is a net Biodiversity gain across the site and what enhancements will be included. 12) This application is one of a number of proposed other developments in the local area (Barnham/Eastergate, Westergate, Yapton, Fontwell, Climping and Littlehampton West Bank) that will bring potentially up to a further 6,500 homes (minimum 4,500) to this area of Arun (as detailed in the Arun Local Plan). All these proposals have the ability to impact on each other as they have similar development timelines yet no overall time plan is generated and there is no coordination of the separate developments. Thus, an objection should be registered, on this application, based upon the impact that this application will have locally when it is taken out of context with those identified and planned developments in the ADC Local plan and the surrounding Parishes neighbourhood plans.

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 including your name and address 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. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

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.