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18th January 2021

V Anderson
38 Arnold Rd
Binstead
PO33 3RQ

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 17th January 2021 which has been recorded as an objection with the comments as follows:

OWPC32962

F/4/20/OUT Ford Housing

Glossary: NP - Neighbourhood Plan; NMU - non-motorised user; DC - district council; PC - parish council

1) In 2016 the Historic Places Advisor of Historic England Mr R Lloyd-Sweet wrote concerning the Ford NP 'Maintaining the line of the canal is a policy in the emerging Local Plan....'. Arun Local Plan 2018 now states Para 16.6 'The remnants of the Portsmouth and Arundel Canal are important early 19th century historic features in the landscape in the coastal plain and warrant protection.' Only a small section of the canal has been recognised and recommend the planning officers also refer to the Ford Circular Technology Park application WSCC/036/20, Environment & Heritage team comments & work with Ford Energy from Waste Ltd on the plans.

2) A core objective in Ford Neighbourhood Plan was 5.2 'To retain and protect the character and cultural heritage of the Parish'. and 3.3.3 'The line of the former Portsmouth to Arundel canal 16 crosses the Parish from west to east and is recorded as a Historic Environment Record Line'. The 'canal route' is the heritage and link so the route and it's remains should be protected wherever possible.

3) WSCC suggested that Ford NP work with neighbouring parishes to ensure off road access for NMUs had suitable continuation beyond parish boundaries. This has not been worked through. (ref. response - C Sprules - Greenway) would have a link to neighbouring parishes. WSCC PROW response stressed 'enhancements to the network could allow walkers, cyclists and equestrians a safe off-road route at 3m minimum' and 'for the benefit of the development, local community and visitors to the area'. (see also responses of Arun District Bridleways Group, The British Horse Society and WSCC Highways Authority - Church Lane cycle route and NMU provision).

4) There is no defined west-east route shown for non motorised users which would connect the rest of Ford to the east as well as Yapton to the west. It is shown as a vague white dotted line. Ford NP have requested a link to the proposed R.Arun cycleway, Yapton PC requested 'improved off-road connectivity for all residents' and Arun DC requested 'new footpaths and cycleways to create links to other green networks'. A Greenway based on the canal route could provide this and bring further benefits ('an enhanced wildlife corridor', sustainable transport - responses ref. Arun DC Greenspace, Chichester DC Ecology, other). Some of the surface water retaining ponds mentioned could be linked by the new canal route ditches and help aquatic life move across the site and be considered an 'open conveyance feature' for surface drainage (ref. JNP Group - Drainage Statement and Arun DC Planning Engineering Services).

5) There is a proposal ongoing through Sustrans and supported by Friends of the Old Ford to Hunston Canal Group (FOFHC) and other local groups to use the canal route from Ford to Hunston as a Greenway for NMUs. Such provision through this site would be an important link in the 'Big picture', including current plans for development in nearby parishes.

6) There are other footpaths which cross 'The Landings' site as well as the proposed secondary school site in the west. There should be more thought given as to how these could best serve the parishes as connective routes.

So in summary I feel have explained and hopefully proven where the canal route could provide a comprehensive east/west off-road corridor through the development. This Greenway on the canal route includes sustainable transport, a wildlife corridor and greenspace, whilst retaining and enhancing the sites' community heritage. I do not support the development but show how it could be improved and link into other plans.

V Anderson

Volunteer of the FOFHC group.

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](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.