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18th January 2021

Elaine C
Church Lane , Yapton

Dear Sir/Madam,

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

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:

OWPC32974

This is a huge sensitive site which was nominated in Arun Local Plan to fulfill the district housing requirements. If this housing requirement is still necessary there should be a lot more consideration in all the elements which are needed to make a success of such a large influx of people.

This was a huge opportunity to offset the negative effects of a large amount of housing by introducing significant areas of biodiversity throughout the development. There is also insufficient acknowledgment of the historic Portsmouth-Arundel canal route. Only a very short section of the route is shown. A Greenway from Ford to Hunston along the canal route is being proposed and this section through the site could enhance the connectivity and join together with neighbouring Yapton and beyond. This would also be an ideal opportunity to use some of the canal as pond areas alongside an accessible route. The original route runs through the existing Grundon site, but there would be an opportunity to divert around the north of Grundon and reconnect with the eastern part of the route.

There is insufficient provision of landscaping and biodiversity throughout the site and the provision of sports pitches does not fulfill this criteria. The natural countryside is being robbed and very little provision to counteract this.

There should be a greater emphasis on maintaining a green gap between this site at Ford the settlements of

Yapton and Clymping whilst providing links for non-motorised users.

Overall the whole site needs a complete rethink in its layout to produce a more sensitive design for such a large number of houses in close proximity to an industrial site including a recycling centre (possible incinerator) and sewage works.

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.