

To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)



From: paul collins [REDACTED]
Sent: 11 February 2021 18:50

[REDACTED]

Subject: RE: F/4/20 OUT - Land at Ford Airfield Ford

Dear All

Please see the attached document being my supplementary representation regarding this application and place same on the file

Paul Collins BA (Hons) DipTP
[REDACTED]

From: paul collins [REDACTED]
Sent: Wednesday, February 10, 2021 4:52 PM

[REDACTED]

Subject: F/4/20 OUT - Land at Ford Airfield Ford

Dear All

Please see the attached document being my representation regarding this application and place same on the file

Thank you

Paul Collins BA (Hons) DipTP

[Redacted signature block]

Supplementary Independent Planning Application Report – F/4/20

Introduction

This supplementary report should be read in conjunction with my previous report relating to this application dated 10 February 2021 and relates to the matter of access only.

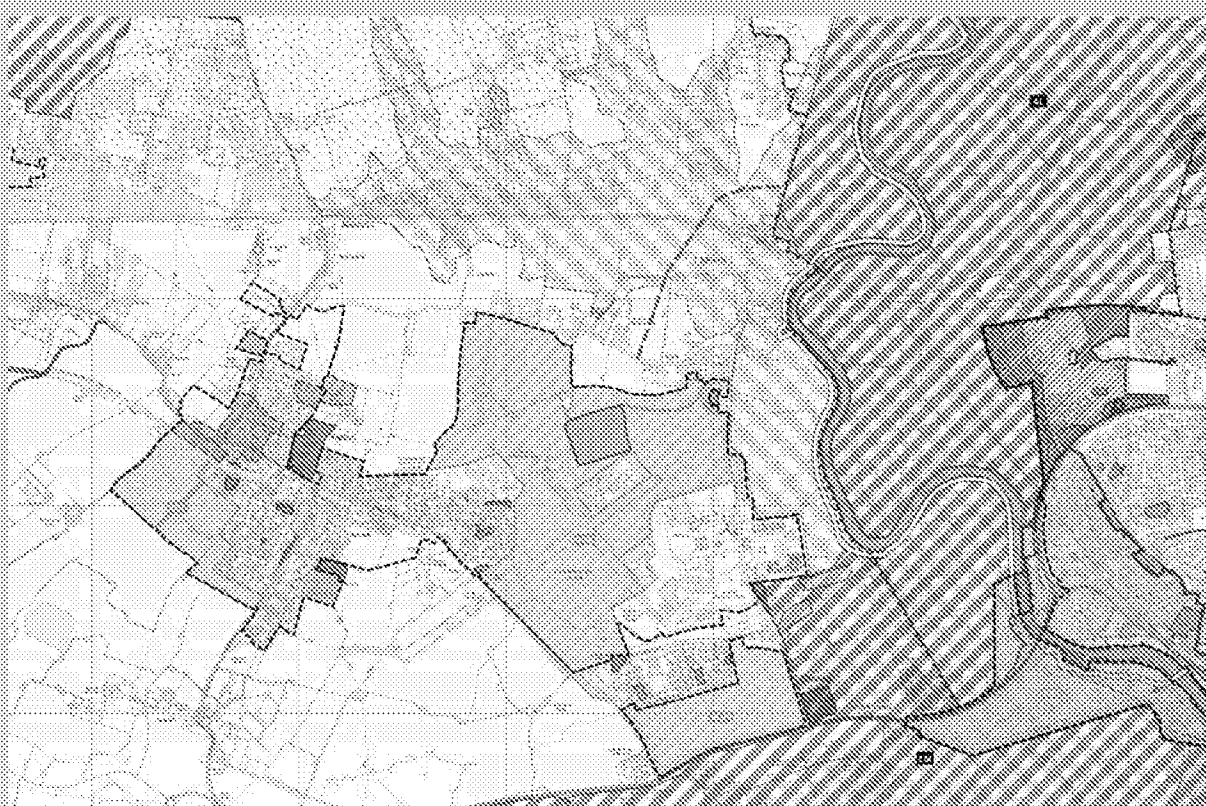
Current Local Plan Policy

There is no current Local Plan or Neighbourhood Plan Policy that makes the delivery of the Ford Strategic Allocation SD8 dependent on a bridge over the railway at Ford and/or a connection to the proposed A27 Arundel Bypass nor is there any such Policy that requires that development undertaken pursuant to the Ford Strategic Allocation SD8 make a contribution towards a bridge over the railway at Ford and/or a connection to the proposed A27 Arundel Bypass.

Furthermore the Council's adopted Infrastructure Delivery Plan does not specify any such requirement in relation to the Ford Strategic Allocation SD8 either

Moreover a bridge over the railway at Ford and/or a connection to the proposed A27 Arundel Bypass are not committed or approved schemes in any of the forward Plans proposed by Highways England and/or the WSCC Highway Authority.

However, ALP 2018 Policy T SP3 Safeguarding the Main Road Network states that in order to support the delivery of planned growth through the Local Plan the indicative road line and the Bridging of the railway line at Ford will be safeguarded as shown on the proposals map below with red dashed but also recognises that this is subject to design, consultation and approval.



Obviously the only way in which adopted development plan strategic policies can be changed is via a properly conducted Local Plan Review and ADC has no intention of starting such a review until the spring of 2022 at the earliest.

Other Strategic Allocations in the Yapton Ward

The Strategic Allocation SD7 in Yapton (500 dwellings) has no such policy requirements for a bridge over the railway at Ford and/or a connection to the proposed A27 Arundel Bypass and the outline Planning permission for the SD7 site granted under ADC Ref: Y/91/17 OUT and Y/92/17OUT (which together provide for 550 dwellings) and their related S106 Agreements make no contributions towards the delivery of same.

The Strategic Allocation SD10 Clymping (300 dwellings) has no such policy requirements for a bridge over the railway at Ford and/or a connection to the proposed A27 Arundel Bypass and the outline Planning permission for the SD10 site granted under ADC Ref: CM/1/17/OUT (up to 300 dwellings) and its related S106 Agreement make no contributions towards the delivery of same either.

The access proposed under F/4/20 OUT

Supported by independent Transport evidence no bridge over the railway at Ford and/or a connection to the proposed A27 Arundel Bypass are proposed.

WSCC Highways have no objection in principle to the proposed access arrangements and seek no bridge over the railway or a connection to the A27 Arundel Bypass,

Highways England raise no objection to the access proposed subject to a contribution towards the delivery of the Arundel A27 Bypass as currently proposed which does not provide for any direct local highway road junction /connection (l.e at Ford Lane) between SD8 and that bypass.

Conclusion

ADC may not lawfully require the applicants to change their access proposals and/or require that any S106 Agreement requires a contribution to be made towards a bridge over the railway at Ford and/or a connection to the proposed A27 Arundel Bypass as there is no legal, policy or technical support for same and the access proposals made should be determined as submitted.

Paul Collins BA (Hons) DipTP – 11 February 2021