

**REGULATION 24 STATEMENT
TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
REGULATIONS 2017**

Application Ref: F/4/20/OUT

Site Address

Land at Ford Airfield
Ford

Description of application

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.

(i) Having considered all the relevant environmental information the above application has been approved with conditions and subject to a S106 Agreement.

(ii) The main reasons and considerations on which the decision was based were:

- The officers report concludes that subject to several planning conditions setting out mitigation and compensation measures, the application does not need to be refused and can proceed to a planning determination;
- There are no other impacts which are either unacceptable or could not be overcome through appropriately worded planning conditions;
- There would be significant positive benefits to the local community in terms of the additional housing provision and community facilities; and that the adverse impacts would, in general, be apparent only for a temporary period (i.e. during the construction period).

More information is available within the officer delegated report and the Environmental Statement, both of which can be viewed on the Council's website.

The application was advertised to the public by an advert in the West Sussex Gazette and by the placement of site notices in and around the application site. The Council received 91 letters of representation.

(iii) The main measures to avoid and if possible, offset the major adverse effects of the development are securing an Ecological Protection and Enhancement Plan which would secure details of mitigation measure to restrict human and dog access to areas of habitat suitable for Bewick Swans and details of screening of movement on adjacent public footpaths. Conditions have also been imposed relating to construction, archaeology, noise, odour, contamination, lighting, drainage and renewable energy.

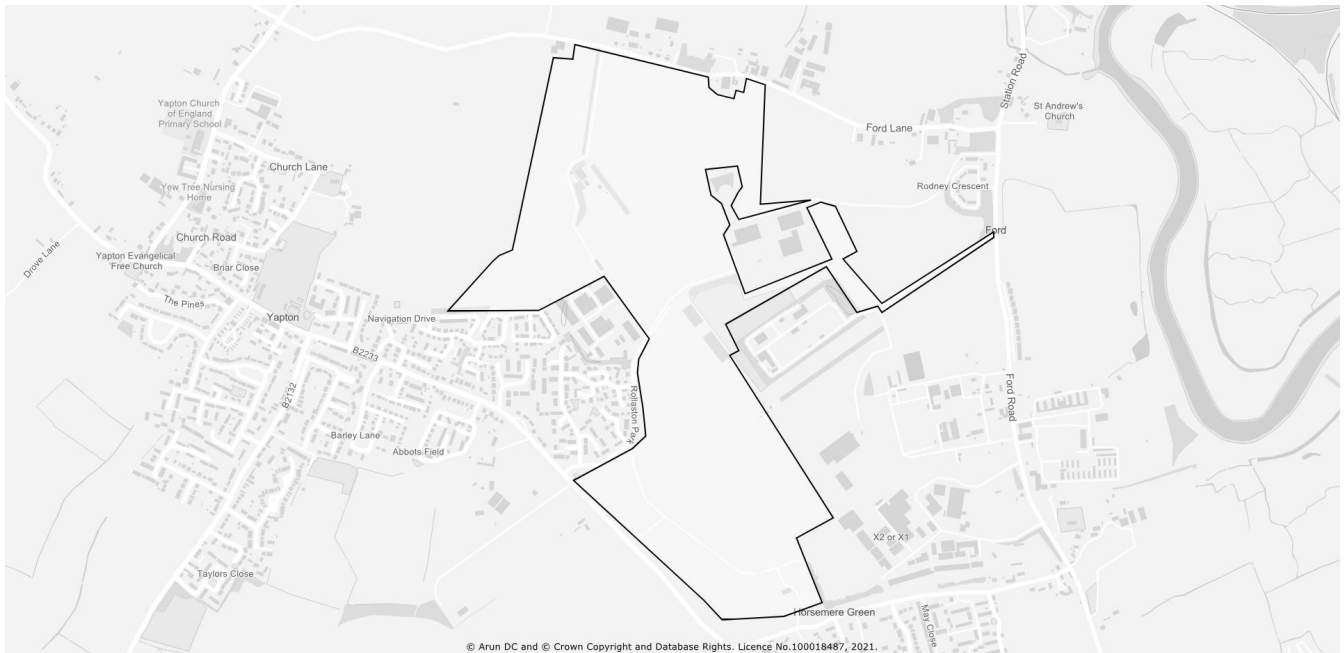
(iv) Any challenge against the decision must be made as a claim for Judicial Review, which is dealt with by the Administrative Court. Challenges need to be made on the correct forms which can be obtained from www.justice.gov.uk

Group Head of Planning
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Case Officer: Mr D Easton
Decision Issued: 14th July 2023

Signed on behalf of Arun District Council:





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