



From: Ford PC [REDACTED]
Sent: 19 April 2018 12:02
To: Planning.Responses
Subject: Re: Planning Consultation on: F/5/18/RES

Objection from Ford Parish Council

Planning Application F/2/18.PO and F/5/18

Ford Parish Council repeats our objection submitted on F/2/18 which also applies to F/5/18. In addition we support the objection made by Laura Gibbons Engineer (Drainage & Coastal) and agree it should be an open pond. The design of the site is low density and both the pond and play area should be included at the site. Burndell Road development was a 'Community' led plan from its conception and working together the land owner and the community a site plan developed. This was included in the Ford Neighbourhood Plan. Throughout this application Ford Parish Council liaised with the land owners and site promoters.

The promoters attended several of The Neighbourhood Development Group meetings and open days and exhibited concept plans for discussion. The site plans consisted of houses and bungalows with additional public open spaces. We made it clear that one property was needed for a very disabled resident of Ford. The Neighbourhood Development Group agreed to support the plan and we were assured that an adapted property from the affordable housing allocation would be made available. This was repeated to the Planning Committee but has since been ignored by the new developer and the Arun District Council planning department. It is time to correct the mistakes made.

Since our last objection it can no longer be an oversight but a deliberate action to exclude the community wishes and is a snub against Localism. The agreement to build one property for a very disabled resident of Ford Parish must be honoured. The Neighbourhood Group wishes to move forward with the agreement made in the presence of many Arun District Councillors and the public. At this meeting the committee were told that the NDG and the Parish Council supported the application which assisted in the granting of permission, this cannot be ignored again.

The local community wanted and expected Arun's Affordable Housing Policy, dated 18 August 2010 to be applied, the Council resolved that:

from developments of 15 or more units an affordable housing provision of 30% across the board should be required of developments;

The Arun Local Plan Policy SP12 States that the affordable housing tenure mix on development sites the default should be 80% rent 20% intermediate market.

The Burndell Road Sect.106 agreement 2.11 states that of the forty-five (45) buildings 6 will be affordable rented homes and 7 intermediate homes.

Variation from the default gives 40% for rent and 46% for the intermediate market.

The Ford Parish Council objects to the proposed changes in the Sect. 106 agreement to make all properties intermediate and wishes 2.11 to remain in its current form.

In addition Ford Neighbourhood Plan Policy H2 states:-

Housing Mix Proposals for new housing must deliver a range of house types and tenures including bungalows, sheltered accommodation, self-build and shared equity properties.

Policy H2 has also been ignored. If the Sec 106 agreement is changed to all housing for intermediate ownership, there is not a range of tenures. Local residents will not focus as the main recipients and it will be impossible for Ford Parishes disabled resident to obtain one of the shared ownership properties for renting, as promised at the Development Committee. This property needs to be a social rent. This development was about meeting the needs of local people in High-quality imaginative design houses and the site to include larger areas of natural and semi-natural green space and amenity space. Policy as at H2 has been ignored with the submission of the changed planning application.

Morgan Taylor
Ford Parish Clerk

From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>

Sent: 21 March 2018 14:49

Subject: Planning Consultation on: F/5/18/RES

To: Ford Parish Council

NOTIFICATION FROM ARUN DISTRICT COUNCIL

The Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure)

**(England) Order 2015 - Article 6 - Article 23 Representations by
Parish/Town Councils**

Approval of Reserved Matters Following Outline Approval

APPLICATION F/5/18/RES

NO:

Registered: 6th March
2018

Site Address: Land South of Burndell Road Yapton BN18 0HR

Grid Reference: 498508 102818

Description of Works: Approval of reserved matters following outline consent F/7/15/OUT relating to appearance, landscaping, layout & scale for residential development comprising of 45No. dwellings. This application also lies within the parish of Yapton. Resubmission of F/23/16/RES

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

**Should you have any comments to make, these should be sent by
replying to this email
by 19-APR-18.**

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Mr D Easton who can be contacted on telephone number 01903 737619.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

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