

Planning Application 'The Landings'

The Ford Neighbourhood Development Plan seeks to ensure that a coordinated approach for the whole site is pursued. We now have a Market application, Airfield application, information that a 10 Forms school site will be imposed and have now been informed that a new application by Grundon and Virador for a large incinerator site will be submitted in June. It is the view that all these should be considered together to ensure the people of Ford do not have large scale businesses imposing a worsening of their environmental living conditions. Its time for both West Sussex County Council and Arun District Council to enforce applicants to follow a joint and coordinated approach.

The Ford NDP sets out a vision for the village, some of these have been met in 'The Landings' application but many are not shown on the general site plan. More details are needed together with all the other applications.

5.1 Vision In 2031, Ford Parish will continue to be an attractive place to live, maintaining its intrinsic rural character whilst allowing for sustainable development and improving local services. Agricultural land production will continue to be the primary land use over the larger part of the parish. The different parts of the parish will be connected through a network of cycle ways and footpaths. Local businesses and those working from home will benefit from an enhanced broadband and internet service with the ability to expand to local small start-up business premises. The key principles for delivering this vision include:

- creating a new 'heart' to the village with a rural atmosphere;
- extending Ford to a small village not a larger town;
- creating local amenities, jobs and education opportunities;
- retaining Ford Airfield market;
- creating affordable housing for local people;
- creating housing for the elderly;
- preserving areas of agricultural land for food production; and
- protecting the natural habitat within the area.

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5.2 Core Objectives

In order to achieve this vision it is important that the plan has a set of achievable and measurable objectives to break this down into manageable actions and planning policies. These core objectives are derived from the vision and underpin the policies and proposals in the rest of the plan. They are as follows:

- To retain and protect the character and cultural heritage of the Parish
- To use the Plan as an opportunity to provide a village 'heart' while delivering a range of new housing and community facilities

The Plan proposes a series of policies which are aimed at meeting these core objectives:

1. Land will be allocated to deliver a comprehensive Masterplan comprising of new dwellings, infrastructure, employment, transport and community facilities.
2. Housing will be well designed, energy efficient and will provide a mix of sizes and styles to meet the differing needs of the population.
3. Those areas of the Parish valued by the public which need to be protected will be allocated as Local Green Spaces.
4. All new development will be designed to not increase flood risk to existing properties or land within the boundary of Ford parish or within that of its immediate neighbours.
5. The requirements of pedestrians, cyclists, private vehicles and public transport will be properly met and accessible to all;
6. Green spaces and trees in and around the parish will be protected, well maintained and provide net gains in wildlife habitats.
7. Preserve and maintain the heritage assets of the Parish.
8. Support and enhance employment opportunities in the Parish.
9. Ensure that all new commercial activity is energy efficient, well designed and does not adversely affect the Parish by virtue of increased heavy vehicle movements.

The FNDP will allocate two sites for a total of approximately 1500 homes and will furthermore seek to allocate land as Local Green Space and biodiversity improvement areas. The Neighbourhood Plan will provide a built-up area boundary to ensure that new development is only acceptable in the most appropriate location in accordance with FNP policies.

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Policy SA1 Ford Airfield The area shown on the Proposals Map as SA1 shall be developed in a comprehensive and coherent manner in accordance with all the policies set out in the Arun Local Plan and in particular Policy HSP2 and Policy SD8. In addition to meeting these requirements, the master plan will be expected to: –

- provide that the layout of pedestrian footways, cycleways roads should provide a sense of orientation as well as a sense of place.
- local areas for play shall include areas designed as “village greens” as well as sports pitches.
- the proposed community hub shall include the provision of a community hall.
- the mix of residential units shall include accommodation for the elderly.
- the new healthcare facilities shall be provided on site as part of development rather than the development being expected to make a financial contribution to healthcare facilities elsewhere.

- the master plan shall incorporate a network of open spaces, which shall include parks and gardens, natural and semi-natural green space, amenity space (including village greens), sports pitches, children and young persons' play spaces and allotments, all connected via a network of footpath and cycleways that will link the new and existing community to new facilities.
- existing mature vegetation shall be retained where possible.
- where required, following detailed highway assessment, the development will deliver any required road improvements to Ford Lane, or Horsemere Green Lane and Yapton Road.

The design of the detailed master plan should be prepared following community engagement through workshops with the local community and stakeholders. Part or 29

all of the development and associated infrastructure maybe delivered through a community land trust. Justification : NPPF 6 : Obj 1