

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 18 May 2021 08:51
To: Planning Scanning
Subject: FW: Ref: F/5/21/PL
Attachments: paynters croft objection.docx

From: Carol Hatton [REDACTED]
Sent: 17 May 2021 16:39
To: Planning.Responses [REDACTED] >
Subject: Ref: F/5/21/PL

Please find the attached objection from Ford Parish Council.

Kind regards
Carol Hatton Mrs
Clerk to Ford Parish Council.

Ford Parish Council object as it does not meet the Ford NDP policies.

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 23
- protecting the natural habitat within the area.

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.

24The 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

6.3 A Spatial Plan for Ford Policy SP1 Spatial Plan for the Parish Development proposals of a minimum of 1545 new dwellings and supporting infrastructure and village centre community facilities will be supported provided that they are sited within the settlement boundary of the built up area as defined on the Proposals Map.

Proposals for the Ford airfield site must be part of a comprehensive Masterplan as required by Policy H SP2 of the Arun Local Plan.

SP1.1 The policy supports development on land within the settlement boundary but only if it is considered to be suitable for development against other Plan policies.

SP1.2 Maintaining a gap between the settlements of Ford and Yapton is considered important.

Justification : NPPF 6,11; Obj 1,3

6.4 Built-up Area at Ford Policy BUA1: Built Up Area (BUA) boundary The BUA boundary is defined on the Proposals Map. Outside of the BUA, development will not be acceptable other than for the purposes of :

- Agriculture;
- Forestry;
- Recreation, or
- where other policies within the Development Plan indicate otherwise

BUA1.1 The boundary sets the distinction between the built form of Ford and the surrounding countryside and will protect the countryside from harmful development. Preventing coalescence

between Yapton and Ford is important to residents and will preserve the separate identities of the two communities (The Peregrines Estate has a BUAB defined within the Yapton BUAB specified by ADC). Justification : NPPF11 ; Obj 6

6.5 Site Allocations The FNP allocates two sites for development within the Parish which include:

- Ford Airfield (SA1)
- Burndell Road (SA2) 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 29all of the development and associated infrastructure maybe delivered through a community land trust. Justification : NPPF 6 : Obj 1

Policy SA2 Burndell Road

This site specific allocation for development is identified on the Proposals Map. The following specifics must be addressed as part of any planning proposal at this location:

- Provision of approximately 45 homes;
- A coherent plan covering the site as a whole;
- High-quality imaginative design including permeable layouts for pedestrians, cyclists and vehicles with visually robust outdoor spacesgiving a sense of place and sense of orientation;

- A comprehensive Sustainable Urban Drainage system will be required which will include water harvesting and the use of permeable paving;
- Provision of open space throughout the development site to include natural and semi-natural green space and amenity space;
- Existing mature vegetation shall be retained where possible and complement and enhance the development proposals;
- Provision of affordable housing in line with ADC policy, which should include a range of tenures and types including shared ownership, social rent and starter homes as based upon local needs

The detailed design of the plan should be prepared through community workshops with the local community and stakeholders. SA2.1 This site has been granted outline planning consent during the development of the Neighbourhood Plan. The development as shown in the drawings submitted with planning application F/7/15/OUT is supported by the Neighbourhood Plan. Justification : NPPF 6 : Obj 1

Policy EH5

Grade 1, 2 and 3a Agricultural Land No development (other than that specified as permitted development) will be permitted on land Graded 1, 2 and 3a as designated in the Agricultural Land Classification Map produced by Natural England (See the OpenGov data website), the exception being land allocated for development in the development plan and development required for the operational needs of agriculture.

EH5.1 In order to safeguard future food production, and in turn, future employment in the locality, and to maintain the rural aspect of the parish. Justification : NPPF 3,11; Obj 8

Policy EH7

Local Gap Land shown on the Proposals Map is designated as a Local Gap. Within this area development will not be permitted unless it does not prejudice the openness of the local gap.

EH7.1 The Local Gap will prevent coalescence between Yapton and Ford and preserve their separate identities. This is important to residents who do not wish to see further development extending to the west of Ford. Justification : NPPF11 ; Obj 6

Policy H3 Windfall Sites

Permission will be granted for residential developments on infill and redevelopment sites within the parish subject to the following conditions being met.

- i) The development complies with the other relevant policies of the development plan.

- ii) ii) The scale of the development is appropriate to the size, character and role of the settlement.
- iii) iii) The townscape and landscape character is conserved or enhanced.
- iv) iv) The proposal creates safe and accessible environments that offer good access via a range of transport modes.
- v) v) A minimum of 30% affordable housing provision will be sought on all sites providing over 10 units coming forward under this policy subject to viability.
- vi) vi) Land is demonstrated to be used effectively and comprehensively.
- vii) H3.1 Small residential developments on infill and redevelopment sites will come forward during the life of this plan. It is important to the residents that the integrity and character of the built environment is maintained.
- viii) H3.2 Affordable housing can be designed to reduce the impact on the environment. The parish has a number of mobile homes used as affordable housing which are not energy efficient. Justification : NPPF 6,7; Obj 2,8

Policy EE3

Protection of existing businesses New development should ensure that there is no conflict with existing uses. Mitigation should be appropriate to minimise, as far as possible, the potential effects identified to future occupants.

EE3.2 New residential development should be located to ensure there is no significant adverse impact from existing commercial uses by way of noise, smell or traffic. This is considered important as too often new residential properties complain about established businesses causing them to relocate or limiting their business activities. This is of particular relevance in Ford as there are a number of businesses that are noisy and smelly. Justification : NPPF 1,3 : Obj 8