



Foresters Lodge, 46 Lime Avenue, Westergate, Chichester, PO20 3UF



22nd May 2014

Our reference: 0117

Peter Cleveland MSc
Senior Planner, Planning Department
Arun District Council
1st Floor, Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

Dear Mr Cleveland

RE: F/9/14/PL - Description: Application for outline planning permission with some matters reserved for 45 No new dwellings and new access. This application also lies within the parish of Yapton. Site Location: Land south of Burndell Road

I write to confirm the decisions made on the above application.

As part of the inception of the Neighbourhood Plan decision (i.e. whether there was enough interest to do one at all) several areas of land were discussed. On 13th February 2013 this particular area of land was first discussed. It was agreed during that meeting that the group would meet Mrs Stancombe to hear what her thoughts were for the land.

On 5th June 2013 Mrs Stancombe, Mr McClaren-Clark (architect) and Mrs Abbot came to the meeting to discuss the land with the group. The group discussed the land at length and it was agreed that it could be used for a sympathetic development for the young and elderly, would incorporate open space, would not be overdeveloped. It was during this meeting that the group voted to include this section of land within the Neighbourhood Plan based upon a drawing they were given. There was one point raised as to the access across the verge from the proposed site to Burndell Road and concern over infrastructure considering the new "Gleeson" site that was to be built opposite.

On 7th July 2013 the group held a Parish Assembly. This was to discuss the Neighbourhood Plan. A vote was taken on whether the public wanted a Neighbourhood Plan and the vote was a unanimous yes. There were maps of the area offered for the public to place post-it notes on, including the land in question.



The general view on the day was that the design was very nice and was accepted but it was noted that the same sort of design was also wanted on the brownfield site in Ford.

On 8th May 2014 the Neighbourhood Plan group were given a copy of the drawing for F/9/14/PL and all members of the group, except Parish Councillors, were asked for their opinion on the proposed development. Houses per acre was discussed, housing types, parking, access for fire appliances and public open space was discussed in a workshop style forum. The Chairman asked that all comments should be given to the Clerk in preparation for the Councils consideration on 20th May 2014. None were given.

On 20th May 2014 the Parish Council met. During the public session John Escott from Robinson Escott Planning LLP gave the Parish Council and the public a full overview of the proposal. The public and Councillors were able to ask questions to do with the application which Mr Escott answered during this session.

During the meeting the following decision was minuted as follows:-

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077/14 F/9/14/PL – The Council noted that currently 2 families are on the social housing register and this development would more than satisfy the need and satisfy other applicants in Arun. The Council discussed certain observations with the plan such as light pollution to houses along Burndell Road, lit parking bays, public open space and how it will be managed to ensure full public access rather than an area only for residents, pond – safety concerns and to make it beautiful so that people can use it rather than a fenced off pit. Highways and whether they will adopt the road, parking and to increase the amount of spaces to avoid future problems which Ford currently experience on developments built previously due to poor planning vision, disabled access to social housing and bungalows, access for fire appliances, Section 106 payment to ensure there is a play area for larger children. Parking was a concern and how people will unload shopping and reach their homes to the central part of the development. – Council voted on a majority to enter a response of No objection as there was nothing they objected to but asked for the developer to communicate with the Parish Council on the items raised. Mr Escott agreed to do this via the Clerk. Cllr Mr Ford told the Council that he was meeting the Planning Officer to discuss the proposal at the Planning Officers request but had already told the Planning Officer he would only do so following the Councils decision.

I conclude this letter with the offer to speak to your planning department on any point raised should further clarification be required, please contact me directly. Please note that I am on holiday from 23rd May to 1st June 2014 inclusive.



Lisa Wilcock
Clerk to Ford Parish Council