

[REDACTED]

From: Morgan Taylor [REDACTED]
Sent: 09 April 2019 17:04
To: Planning.Responses; Parish Clerk
Subject: RE: Planning Consultation on: F/9/19/PL

FORD PARISH COUNCIL

OBJECT

This application does not meet the criteria in the Ford Neighbourhood Development Plan as shown below...

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

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

6.6 Environment and Heritage

Policy EH1: Protection of trees and hedgerows

Development that damages or results in the loss of trees of arboricultural and amenity value or loss of hedgerows and/or priority habitat, or which significantly damages ecological networks will be refused unless the need for, and the benefits of the development in that location clearly outweigh the loss.

Development proposals must be designed to incorporate biodiversity within and around developments and enhance ecological networks, seeking to retain wherever possible trees of arboricultural and amenity value and hedgerows.

Proposals where there are trees on the site or on neighbouring sites that could be affected by the development should be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be so maintained.

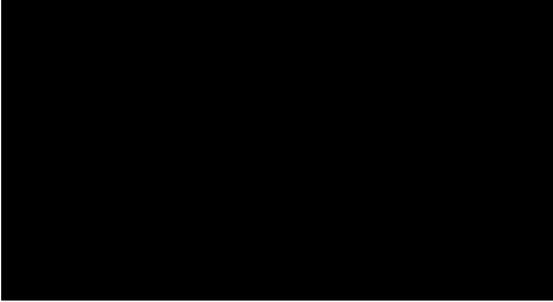
EH1.1 Trees and hedgerows contribute to the open and pleasant feel of the Parish, its play areas and residential properties. The removal of trees to make way for development can completely change the amenities of an area and must be resisted. Loss of areas of ground cover and habitat can have a significant effect on wildlife.

EH1.2 To contribute to the Government's target to halt the decline in biodiversity by aiming for a net gain for nature.

Justification: NPPF11 : Obj. 6

Regards

Miss Morgan Taylor
Ford Parish Clerk and Responsible Financial Officer



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From: Morgan Taylor [REDACTED]

Sent: 26 March 2019 18:07

To: planning.responses@arun.gov.uk; Parish Clerk [REDACTED]

Subject: RE: Planning Consultation on: F/9/19/PL

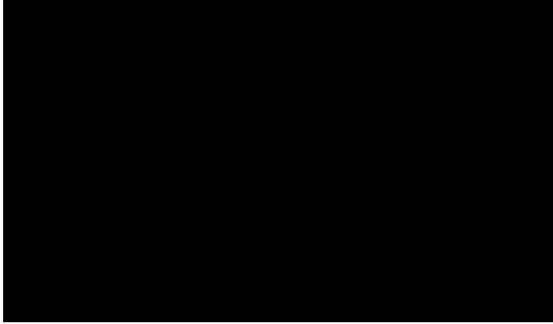
My apologies this was a reply to the wrong planning application.

Ford Parish Council have not decided as of 26/03/2019

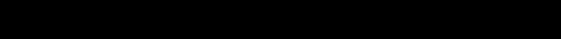
Ford parish Council will reply with their decision by 27/04/2019

Regards

Miss Morgan Taylor
Ford Parish Clerk and Responsible Financial Officer



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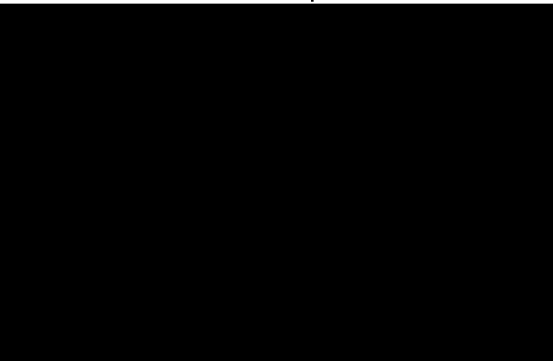
From: Morgan Taylor 
Sent: 26 March 2019 17:17
To: planning.responses@arun.gov.uk; Parish Clerk 
Subject: RE: Planning Consultation on: F/9/19/PL

Ford Parish Council

NO OBJECTION

Regards

Miss Morgan Taylor
Ford Parish Clerk and Responsible Financial Officer



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

Sent: 22 March 2019 11:50

To: Parish Clerk [REDACTED]

Subject: Planning Consultation on: F/9/19/PL

To: Ford Parish Council

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015 -

Article 23 Representations by Parish/Town Councils

Planning Permission

APPLICATION NO: F/9/19/PL

Registered: 20th March
2019

Site Address: Land Adjacent Station Cottages Ford Road Ford BN18 0BH

Grid Reference: 500130 104345

Description of Works: Change the use of 1/2 the site area to a hard standing storage area

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 27-APR-19.

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 Andrew Wood who can be contacted on telephone number 01903 737768.

Regards
Planning Officer

consultee_email

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

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

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