

# Site promoters meeting for Ford Airfield

## Meeting minutes

December 6, 2016

Present: Arun DC - Julia Dawe, Donna Moles, Martyn White  
Site representatives - Sam Langmead & Tim Guymer (Barton Willmore)  
Ford Neighbourhood Planning Group - Trevor Ford and John Merritt

Next meeting: TBC - possibly January 2017

### 1. Local Plan evidence base update

- Retail study - update reported to Dec 6 Local Plan sub-committee. Note: moderate projected additional need for retail floorspace across district capable of being accommodated within existing centres plus new local centres associated with some strategic sites, including Ford.
- Infrastructure Delivery Plan - 2<sup>nd</sup> phase - expected to be available in January. Of relevance to Ford Airfield are the following considerations:
  - Leisure
    - Need for two additional 3G pitches. One in the eastern part of the borough and one in the western part of the borough. Location yet to be determined. Ford will be expected to make contributions towards this cost.
    - Requirement for two grass pitches for football/rugby. Presumed to be a specific requirement for Ford.
  - Community Centre
    - included on the basis that the Neighbourhood Plan specifies its inclusion.
  - New GP surgery
    - a new hub surgery is likely to be required to serve the villages of Yapton, Ford, Climping & LEGA
  - Education
    - Primary - 2 form entry primary school required. Approximate 2 ha land take
    - Secondary - 10 form entry secondary school required to serve Arun District based on housing requirement of 919 dwellings per annum. Total land take circa 10ha. Likely cost £30 million.
      - Arun/West Sussex's preferred location at the moment appears to be in the vicinity of Ford parish
      - TG asked that available evidence to support the need for the school & the background to why Ford has been identified as a preferred location over other alternatives. DM agreed to provide as much evidence as possible.
      - TF/JM - advised of on-record reservations of Ford NP to principle of secondary school at Ford. If a school is required here, requested that Arun DC work with Ford NP group to meet with local community

- and explain the rationale behind Ford being the preferred location. DM indicated that officers would be willing to assist in this regard
- DM/MW suggested that the eastern most part of the Ford Airfield site, currently identified for future employment use, could be a good location for school.
  - TG asked for further information as to why this site was identified over others. DM/MW to provide further explanation
  - MW/DM asked that consortium also provide map showing the extent of land outside of Ford Airfield site, but in proximity to it, that is under control of landowners. Consideration could be given to locating a school in the wider area if land was available.
- Water supply
    - Off-site requirement to reinforce water supply to serve Ford, Yapton & Climping. Estimated total cost is c.£1.5 million
  - Highways
    - Emerging findings from transport study (see below) suggest that a series of junction improvements will be required including four related to Ford Airfield. These will require financial contributions:
      - A27/B2233
      - A27/A29
      - A27/A284
      - A29/B2187
  - Transport Study - Stage 3 of the work reached & due to be published on the Council's LP examination website at the end of this week/early next week
    - Purpose is to identify the key highway works required to mitigate impact of development
    - 45 junctions initially identified of which 15 were taken forward for further work. 12 projected to have severe congestion/safety issues. Costings and designs of these junctions have been prepared, with all works capable of being delivered within existing extent of highway land or using land within Arun DC's ownership. The 4 junction improvements listed above, relating to Ford Airfield, are included within these 12
    - A further 2 junctions in Chichester District have also been identified as requiring improvement.
    - Transport study is also considering associate noise, vibration and air quality impacts. Where traffic is anticipated to increase by 30%, further more detailed assessment will be undertaken.
    - Requirement for Arundel bypass is not triggered due to increased traffic arising from development. Relevant authorities are still pursuing funding for this on the basis of a combination of transport/economic/social/environmental justifications.

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- It is uncertain how/if the secondary school requirement has been included within the SYSTRA modelling work.
- The transport study assumes housing growth equivalent to 1000 dwellings per annum

## **2. Housing Implementation Strategy**

- Currently being prepared by officers
- Timetable for bringing forward Ford NP discussed. TG/JM confirmed that Ford NP group had agreed to delay submitting the NP until Spring 2017 as previously requested by officers from Arun
- TG confirmed that outline planning application for Ford Airfield could be submitted in autumn 2017 as per previous advice.
- Arun DC have a significant shortfall in 5 year land supply. Agenda item 6 of the 6 December Local Plan sub-committee set out measures to try and address this shortfall, including inviting earlier planning applications on some sites which met the criteria listed. Whether this criteria could apply to Ford Airfield is debatable given the outstanding matters that need to be addressed e.g. education & highways.

## **3. Statement of Common Ground (SOCG)**

- This was briefly discussed. The Council are keen to secure SOCG with strategic site promoters (not seeking SOCG with neighbourhood planning groups).
- This will set out site-specific matters that the parties agree on, primarily focussed on deliverability
- Draft SOCG are anticipated to be sent to us in January. Final sign-up to the SOCG is unlikely to be required until the examination recommences but dialogue will be required up to that point, including suitable reassurance prior to the proposed modifications being published.

## **4. Appropriate Assessment for Habitats Regulation Assessment**

- Initial work has flagged up the need to survey for Berwick Swans on the north and north-eastern part of the site.
- JD to send further information to TG.

## **5. Other matters**

- JD enquired about extent of evidence base work undertaken & whether this could be submitted to the Council. TG agreed to discuss matter with consortium

## **6. Next meeting - potentially in January**

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## 7. Actions

- **All**
  - Continue to work together in a positive and pro-active manner including ensuring that local residents of Ford parish are kept well informed and engaged in the process.
- **Arun DC to consider:**
  - providing further information on secondary school needs and any rationale available which has informed their thinking with regard to identifying a preferred location (including consideration of alternatives)
  - circulating draft Statement of Common Ground in January for initial comment.
  - sending further information on potential for Berwick Swans within northern and north-eastern part of the site
- **TG to discuss with consortium:**
  - Provision of a plan of wider area indicating other land potentially under the control of the consortium which could be explored further for a secondary school
  - Response to Council's five-year land supply issues, including any scope for increasing supply in short term
  - Response to Council's need for a new secondary school, following receipt of further information explaining need and location