

REFS.

The Planning Dept.
Amen Civic Centre.
Lill. Hampton

7 Dalloway Rd

Arundel.
BN18 9HT

29-11-2011

Ref: AB 107/11

ACK

SS

Dear Sir,

I understand that an application has been made to build 7 guest lodges in Priory Lane.

This will spoil what is now a quiet residential area and the extra traffic involved would no doubt add to the already busy Ford Road, not to mention the extra noise.

We must be vigilant to stop such extra building creeping into these lovely country areas, so valuable in our crowded lives!

(hus)

DISTRICT COUNCIL

8 DEC 2011

6th Dec:

15 Dallaway Rd
Arundel.
BN189HJ.

ACK

TECHNICAL SUPPORT
06 DEC 2011
ACTION.....
(of 5)

JS

To The Planning officer,

Regarding application for
60 Priory lane, Tortington, Arundel. Planning Ref: -
AB107/11 for seven guest lodges, I wish
to object on grounds that

1. The Plan I have seen is not in true scale there are many existing trees which would have to come down
2. The "Trak" is a foot path, and might possibly be used for access.
3. This huge over development of this quiet and rural residential area would have a huge visual impact on the surrounding area, plus increased noise and traffic on what has become a bit of a "rat" run as it is; been across a field from this (we are the most afflicted been nearest to the stables).
4. There are no guarantees that these "lodges" might not in the future become the permanent rented properties —
5. The Woodland Area marked is never to be used as future camping. It was to be left for wildlife only — I know that as many years ago we did look

at the property which was for sale before the present owners bought it. It is of vital importance that this whole area is kept natural as a quiet rural area and no more developing done. There are already 2 properties further along the lane that do holiday accommodation.



17/11/11

MS

To whom it may concern

Ref AB/107/11 development plan Priory farm cottage ,60 Priory lane Tortington Arundel

I wish to object to the proposed plan as i feel this would create even more traffic on a very small country lane on the edge of the national park, and a massive over development of a semi detached house in a beautiful quiet location.

Yours sincerely carol hill

Of East lodge

Tortington lane Arundel BN18 0UX



ACK

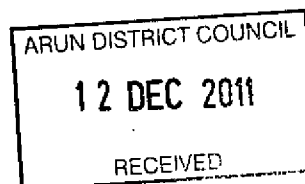
ARUN DISTRICT COUNCIL

18 NOV 2011

RECEIVED

JMS
~~MS~~
Mr. J. Smith
Development Control
Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

ACK



My ref: RLS/GF/60PL
Your ref: AB/107/11

6th December 2011

Dear Mr. Smith

Application for Removal of Stables and Erection of 7 Guest Lodges, Parking and Site Works. Priory Farm Cottage, 60 Priory Lane, Tortington.

I write to you in respect of the current planning application which is submitted on behalf of Mrs L. Thompson as owners of the above property. I write to you now to object formally to this planning application on the basis that it is totally inappropriate development within the countryside which has not been justified against the policies of the Development Plan and in the absence of any overriding supporting planning documents must therefore be refused.

This site is within the countryside and having considered all relevant planning matters I must conclude that there are no sound planning arguments which would support this application or otherwise justify its submission. For example, whilst an attractive dwelling with smart Audi car is illustrated on the cover of the submitted Design and Access Statement no suggestion is made that the income derived from the proposed development is to serve the reinstatement or enhancement of the existing dwelling, whether or not it is actually Listed, and its existing condition has substantially deteriorated to require such investment.

I have looked at the submitted information and would advise, in summary, that the scheme seeks to replace existing stables and a sand school. We are told in the Design and Access Statement that the existing use is residential and the statement goes on to say that the stables are no longer used: they are redundant (words taken from that Statement). From the information suggested it would appear that these were private stables and should not have been used as on a commercial basis to derive a source of income. Even if they were, new stables have now been provided at Lavant and on the basis of those submissions the existing stables must be wholly surplus to existing requirements (see Statement). It is my judgement having considered these matters that they should be removed from the site and the land reinstated to garden within the curtilage of the existing dwelling.

Secondly, we are advised that the scheme is to boost employment. What employment? The seven units we are advised are all to be self-contained within themselves. The use therefore in providing the seven units will actually employ no one in terms of the day-to-day activities. The only prospect arising is for a cleaner; perhaps two times per week; and someone else to cut the grass around the wider area. This with the greatest of respect to the applicant is not



bringing any new employment to Arundel as it merely seeks to provide two days part-time employment for those involved out of this proposed business activity.

The third matter for us to consider is diversity; presumably to the countryside. More importantly to what business or activity is diversity being brought? Such arguments must bring with it new opportunities to serve existing failed countryside activities before diversity can be reasonably argued. The existing stables do not satisfy such arguments.

I have studied the submitted Design and Access Statement but can find nothing in it to explore or endorse either matter. Other than being told in Section 3 that this is to "reflect the concept of Centre Parks": the statement does nothing in respect of "diversity" or "employment".

Having reflected upon the objections I turn now to consider the design and the impact of this development upon the countryside. In Section 5 we are told that the scale of the development "is not proposed to greatly extend the existing floor area". However, comparing the existing layout plan to that of the proposal it appears that the footprint of development is clearly doubled. Now I understand the use of the words "greatly extend" the existing: it's not 20%; or even 50%, it is just 100%! This development is also spread out across two times the area of the site and is to appear prominent in views from both Tortington Lane and Priory Lane with the buildings themselves appearing very obvious to passers by where there is little or no activity at the present time. I would suggest that this development is wholly out of character and has a visually intrusive impact upon the existing countryside. Again, impact or character have not been considered within the supporting Design and Access Statement and these matters receive little in terms of comment that would endorse the submission of this application. Where is the proper assessment within the Design of the buildings in themselves or in the visual impact of this proposal upon the countryside? There is none!

The final point that I wish to make is access. Existing access points to Tortington Lane and Priory Lane are to be utilised. The access route via Priory Lane is wholly inappropriate for such development both in terms of either arriving to the site or exiting therefrom. It therefore remains my opinion that the location of this site has not been properly considered or addressed in the Design and Access Statement with little comment made in addressing these points. In the circumstances and with a lack of evidence this further endorses my recommendation that this application should be refused.

In summary, I have sought to assess this matter properly having regard to all matters raised and the arguments that are presented in the supporting Design and Access Statement. I have also studied the relevant policies of the Arun District Local Plan to consider which of the retained policies would support this application and how the submissions made demonstrate that beyond doubt.

In my judgement the relative policies therein that would support or give any assistance to this application have not been addressed. Nothing is included that addresses existing Policy and there is not any supporting evidence. Accordingly this proposal cannot now be endorsed at all and on that basis I would ask Officers to therefore recommend that this application must now be refused, entirely, on the basis of the submissions that I have made above.

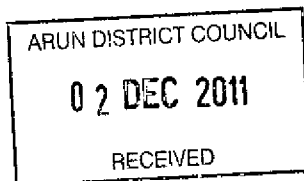
Please note that I have not given consideration to the impact of this development upon the amenities of neighbours as it remains my view that this development should be refused on other grounds. I would, however, add that the introduction of this scheme, albeit slightly removed from any neighbouring property, could bring with it the potential for noise and disturbance to the detriment of the other half of the pair of semi-detached properties at 60 and 61 Priory Lane.

In the circumstances I would ask you now to refuse this application on the basis that the development is totally unjustified within the existing countryside area. No grounds have been submitted to the LPA which would suggest that there are sound arguments to consider in favour of any planning policy that would suggest endorsement of this proposal against the Policies of the extant Local Plan.



R.L. STUBBS

Cc: Mr. & Mrs. G. Fuller



13, Dalloway Road,
Arundel, BN18 9HJ.



Arun District Council,
Planning Dept.

ACK

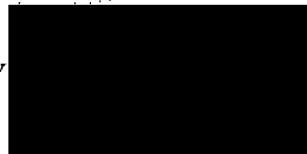
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Dear Sirs,

I wish to make an objection to the proposed development for 'guest lodges'
As your reference AB107/11, for the following reasons:-

1. The development will be an unwarranted intrusion into what is essentially a country lane in a rural setting, with an adverse visual impact on the surrounding area.
2. The development will establish a precedent for further development of a similar nature, having in mind that there are already two other establishments offering accommodation within 200 yards.
3. It will exacerbate use of the lane, on which there is no speed limit, which is regularly used as a 'rat run' from the A27 highway to the Ford road.

Y



David Gibbons.

01243 87009

01243 87009

01243 87009

PG Carder (CPRE Arun District)
7 The Laurels,
Southwater
Horsham
West Sussex
RH13 9UJ

Your Ref: 000011983
Our Ref: AB/107/11/
Please ask for:
Mr J Smith

8th December 2011

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Removal of existing stables and stores and erection of 7No. single storey guest lodges with associated parking and site works. This is a departure from the Development Plan.
Priory Farm Cottage 60 Priory Lane Tortington Arundel

Thank you for your internet representation made on 7th December 2011 which has been recorded as an **objection** with the comments as follows:

Whilst appreciating that it is the policy of the Council to promote tourism in the District, it is to be hoped that the present application will be rejected, for the following reasons. □
Firstly, the proposed development would be sited on land that is identified in the Proposals Map of the Arun Local Plan as part of the strategic gap between Arundel and Littlehampton designated by saved Policy AREA10, which states that development in such gaps will only be permitted if three separate criteria are satisfied. The first criterion requires that any development must be 'demonstrated to be necessary to meet the requirements of, or is consistent with, other policies of the Development Plan', whereas the applicants' proposals are clearly inconsistent with saved Policies GEN2 and GEN3 as constituting non-excepted development on land outside the defined built-up area. Although 'diversification of the rural economy' is cited as excepted development under Policy GEN3(iii), the applicants' proposals do not meet the requirements of the Policy (explained at para. 1.2) as they are not related to any specific farming business. Neither do the proposals qualify as excepted development under GEN3(v) as they are not in accordance with the relevant policy in Section 3 of the Local Plan, namely saved Policy DEV34 (Tourist Accommodation) which not only states that 'development for tourism outside the built-up area boundary will also be subject to countryside protection policies' (para. 3.36), but that for permission to be granted for new tourist accommodation proposals must be 'appropriate to the character of their location'. Given its location close to the southern boundary of the South Downs National Park, the proposed development should not therefore be allowed as an exception under saved Policy AREA9, as given the considerable increase in the extent of the structures on the site (over what they would replace), it cannot be shown that the development would not be 'unduly prominent in, or detract from, views into or out of the [National Park]'. □

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go to the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be

considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and may publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

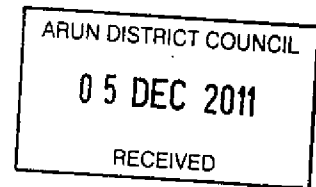
In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Karl Roberts
Assistant Director Planning Services & Housing Strategy

The Planning Dept.,
Arun Civic Centre,
Maltravers Rd.,
Littlehampton,
W. Sussex,
BN17 5LF

Denis Sharp
3 Birch Close
Arundel
West Sussex
BN18 9HN



ACK

2nd December 2011

Re. Planning application AB/107/11 by Mrs L Thomson, 60 Priory Farm Cottage,
Priory Lane, Tortington, Arundel.

I am writing to express my concern about the above planning application.

The Location Plan submitted with the application is correct as far as it goes but it does not include adjacent properties that may be affected by the development.

I include with this letter an aerial photograph/map which shows these adjacent properties.

Currently four properties in Birch Close and six in Hazel Grove have gardens that are adjacent to Priory Lane, currently an extremely quiet narrow lane ideal for country walks (by oneself, with children, grandchildren and dogs). Other properties (including my own) are within sight and sound of Priory Lane.

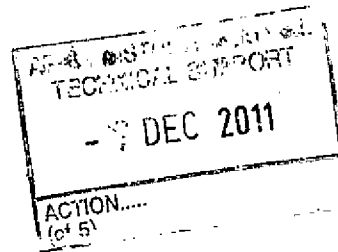
Both myself and my wife are concerned that this development will transform the lane, both during the building process and afterwards, into a busy road that is both noisy and hazardous to walk along. There are no footpaths, only grass verges bounded by ditches. At present one does not have much room to manoeuvre on the odd occasion when a vehicle comes along.

One of the attractions of Birch Close and Hazel Grove is the quietness, an increasingly rare commodity these days. Increased noisy traffic along Priory Lane will reduce both the value and the rateable value of our property.

Yours sincerely



Denis Sharp



Dear Sir/Madam,

6TH December 2011

ACK

Planning Ref : AB 107/11

We are writing to you with our concerns over the recent planning application at 60 Prioy farm cottage, Prioy Lane, Tortington, Arundel.

The application proposes 7 holiday homes in place of existing stables, there are currently only 3 or 4 out buildings / stables on the proposed site so this would have a considerable impact to the surrounding area. This is a rural setting and the proposed development is on the boundary of the south downs national park. Although we are not opposed to someone looking for a business opportunity we would be opposed to 7 holiday homes within close proximity to where we live and are concerned with the visual appearance these holiday homes would have in this countryside location. Also there would be an increase in traffic on the single track country lane and a change in the ambience of this area.

Yours Sincerely

A Tortington Resident

Mrs Alison Wilkinson
28 Dalloway Road
ARUNDEL
BN18 9HW

Your Ref: 000011924
Our Ref: AB/107/11/
Please ask for:
Mr J Smith

1st December 2011

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Removal of existing stables and stores and erection of 7No. single storey guest lodges with associated parking and site works. This is a departure from the Development Plan.
Priory Farm Cottage 60 Priory Lane Tortington Arundel

Thank you for your internet representation made on 30th November 2011 which has been recorded as **an objection** with the comments as follows:

Living directly through the wood to this property we are already disturbed by the traffic activity on this road but this is currently manageable. The route through the woods is used by many, many walkers, especially dog walkers. Any increase in traffic and noise will have a detrimental effect on this natural area, which currently has deer, owls, jays, woodpeckers and a myriad of other wild life present in this area through its unspoilt and quiet ambience. I therefore do not believe that this is an acceptable or sustainable project for this area. Thank you Alison Wilkinson

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

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Yours faithfully

Karl Roberts
Assistant Director Planning Services & Housing Strategy

JMS

61 Priory Farm Cottage

Priory lane

Tortington

Arundel

BN18 0BG

ACK

Dear Sir/Madame

Please find enclosed my concerns for the recent planning application for

Mrs L Thomson

60 Priory Farm Cottage

Tortington

Arundel

AB 107/11

Yours sincerely



Mr & Mrs D Short

ARUN DISTRICT COUNCIL
29 NOV 2011
RECEIVED

This is massive over development for a small quite residential area and all these points should be taken into consideration when reviewing this application.

I am writing in response to the recent planning application for Mrs L Thomson, 60 Priory Farm Cottage, Tortington Lane, Arundel. AB 107/11 to strongly object to this preposterous planning application for a number of reasons.

My home is directly adjacent to the proposed site and we moved to this quite rural location because of its quiet rural location, in an area of outstanding natural beauty. we deliberately chose somewhere away from the town knowing that the area would not be subject to this sort of development as it obviously goes against planning policy.

The site is currently an unused group of stables with a sand school, attached to a semi-detached farm cottage which could be used as a livery if the benefit of employment was being sought. The existing sand school blends in with the equestrian property/area and turning it into a car park for 15 cars will have a massive visual impact, from the footpath, both lanes and surrounding area/property.

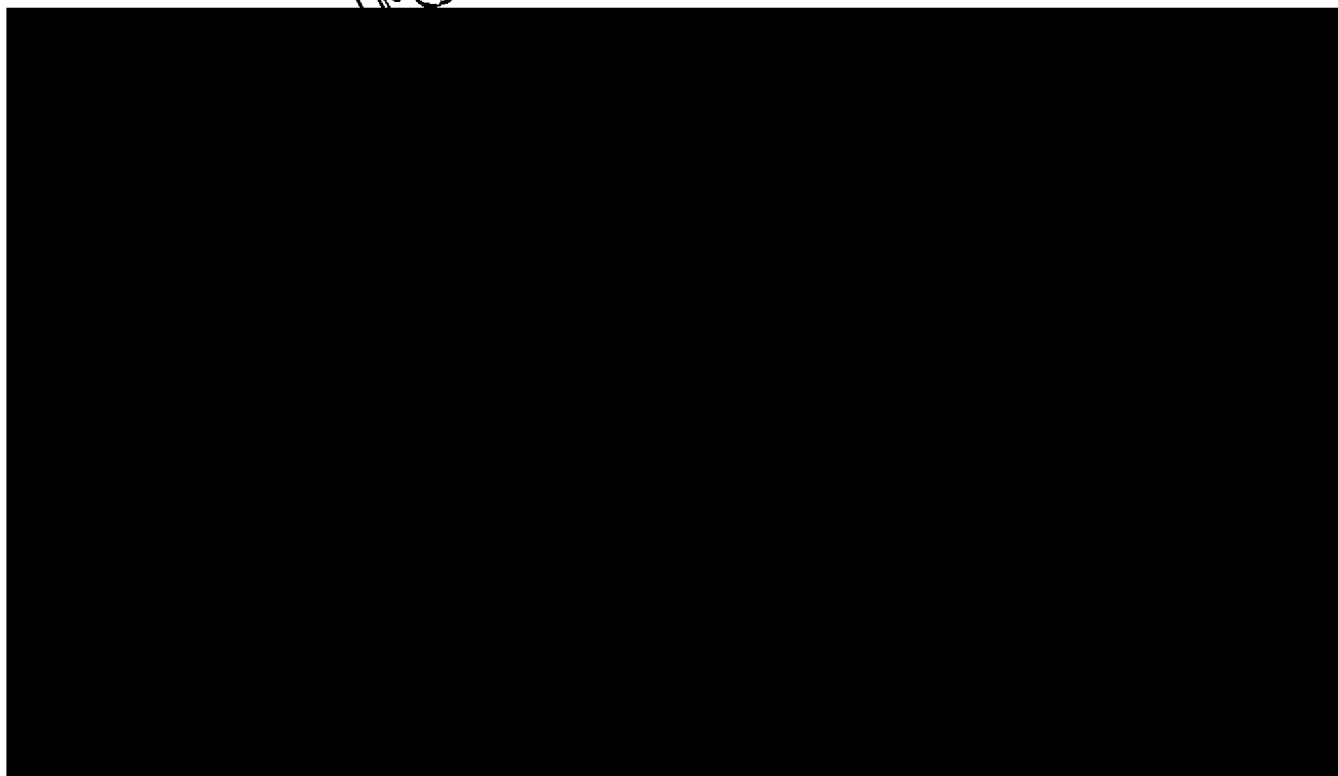
The reality is that the only beneficiary of this development would be the developer! The previously unspoiled landscape would be changed forever with 7 new lodges that effectively amount to new bungalows!. This is an extremely quite rural area that does not need the massive development of 7 lodges, there are several properties in priory lane with bed and breakfasts facilities and billy can camping a short distance from that. Also there are numerous hotels, bed and breakfast and lodge style rental properties in the surrounding area of Chichester for Goodwood revival, festival of speed and glorious Goodwood . Arundel itself also benefits from numerous tourist accommodation facilities with the Avidsford Park hotel and others for those who would like to be out of town.

The development will create noise and disruption , early morning and late evening with people returning from such events, my real concern is for the already over stretched infrastructure. Priory lane is a single track road with dangerous access to main roads at both ends, since I have lived here (4 years) there have been a number of accidents and any increase to the traffic will undoubtedly have an effect on the number of accidents. The Road surface is loose to the south end of Tortington lane and if you did not know the area you could easily skid onto the main road, this is a very real concern as I know my neighbour (The applicant) has been campaigning for speed ramps to be placed outside the property as many of their animals have been killed on this lane, surely an increase would be ridiculous and irresponsible.

There are several rural properties in Tortington with land or larger than average gardens if this development or part of it is allowed to go through this will open the flood gates for future similar buildings.

Rep.

1/15



From: Mike Gammon [REDACTED]
Sent: 28 November 2011 16:31
To: Planning
Subject: Planning Ref AB107/11 Mrs L Thomson 60 Priory Farm Cottages

Dear Sir,

I wish to comment on the above planning application and to lodge an objection on the following grounds:

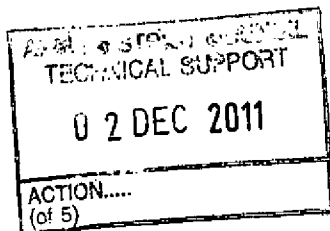
1. The proposal is outside the the development line.
2. The development is too large for the site. The application says "to replace existing stables" but the proposed buildings as a whole are several times as large as the stables.
3. The proposed access track runs along the line of a public footpath.
4. The proposal appears to be the first stage (if approved) for a larger "glamping" development in the unspoilt woodland triangle to the north which also contains public footpaths.

Yours faithfully,
 Mr R.M.Gammon
 4 Birch Close
 Arundel BN18 9HN
 [REDACTED]

ACK

Planning Department,
Arun Civic Centre,
Littlehampton.
West Sussex

2nd December 2011



Mr R K Faggetter.
15 Dalloway Road.
Tortington.
Arundel.
West Sussex.
BN 18 9HJ

JS

ACK

Dear Sir,

Planning Application Ref No AB 107 / 11

Mrs L Thompson
60 Priory Farm Cottage Priory Lane Tortington Arundel West Sussex

With reference to the above planning application, made to you I submit my objections.

You may not be aware that this proposal is to the detriment of the immediate surrounding area, and I will list my reasons as follows.

The access track for the new proposed development, running from both Tortington Lane and Priory lane is incorporating a footpath, which has the signs disappear from time to time! this approach, looks like they do not want to attach this business to their own property for some reason?.

The Proposed is in a quiet, wooded area of natural beauty, and the existing buildings are at present being used for Horse stableing and training, and is ok for the area concerned.

Also, I see the wooded area to the rear, is set out for more development, thus making an even more of a problem!.

It seems that this is a large money making attraction to that will cause no end of problems, there is at the moment two Bed and Breakfast houses in the lane which adds to more traffic.

Both of these lanes are very narrow, and are used as rat runs from the A27 to the Ford Road, A fatality is going to happen very soon due to the high volume traffic using it and there is only room for traffic one way, due to its width, this proposed application will cause more congestion, to this nice area, and this my main concern

I wait your reply yours faithfully Richard Faggetter

