



Arun District Council
Arun Civic Centre
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Arun District Conservation Area Advisory Panel
c/o Civic Centre

4th January 2021

Dear Sir/Madam,

Case Officer: Michael Eastham

Telephone: 01903 737772

Email: michael.eastham@arun.gov.uk

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Application No: AB/135/20/OUT

Site Address: Land at Ford Road Arundel

Description of works: Outline application with some matters reserved (except for access) for the development of 90 dwellings & associated amenity land. This application is a Departure from the Development Plan, affects the setting of listed buildings & affects the character & appearance of the Arundel Conservation Area.

Thank you for your internet representation made on 2nd January 2021 which has been recorded as an objection with the comments as follows:

OWPC32499

The Panel are aware that the site is allocated for residential development in Policy AR2 of the Arundel Neighbourhood Plan Review 2018-2031 and that Arun DC confirmed the revised NDP as 'made' in January 2020.

The Panel's remit, though, is to consider the effect of the principle and the extent of residential development proposed for the site on the setting of the Arundel Conservation Area and for the reasons given later can only conclude that there will be a harmful effect. In terms of the NPPF that harm, subject to the mitigating measures suggested below, is likely to be less than substantial. It is fully understood that the Council needs to consider whether the public benefits of the development will outweigh the harm in accordance with paragraph 196 of the NPPF.

Annex2 of the NPPF defines setting as the surroundings in which a heritage asset is experienced and also indicates that significance derives not only from a heritage asset's physical presence but also from its setting.

The essential quality of the setting of Arundel is the physical contrast between its distinctive built form and the open landscape of its surroundings. That quality is particularly noticeable in views from the south and forms part of what was described by Ian Nairn in the Buildings of England (Sussex:West) as one of the great town views of England. The heritage significance of the castle and town also lies strongly in their long historical and visual connection with the surrounding rural landscape.

The northern boundaries of the application site and allotments form a coherent visual edge to the built up area of the town and the sense of passing from one distinctive character area to another moving north in Ford Road is further enhanced by the continuation of this edge in a different form along the hedgerow that runs

from the east side of the road down to the river.

The fields forming the application site also constitute an important part of the rural setting of the town and castle not only as seen from Ford Road but also from the public footpath running along the western bank of the River Arun and from the railway line. The fields are made more visually distinctive and noticeable by the way they rise in height in a north westwards direction.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.