



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:

OWPC32500

cont/... The southward extension of residential development into the open countryside on the west side of Arundel will compromise the relative compactness and cohesiveness of the built form of the town and basically suburbanise an area which contributes materially and positively to the rural setting of the historic town and castle.

In Ford Road the distinctive and abrupt junction between open countryside and built-up area is an appropriate and attractive feature of the southern entrance into Arundel. The formation of the new access road with its disruption to the roadside hedgerow line, and its attendant features such as footpaths and street lighting. etc all leading up to residential development which will undoubtedly be seen on the higher ground level will materially detract from the nature and quality of that important entrance and also, of course, the rural setting of the town.

The rural ambiance of Priory Lane together with its attractive views out over the Arun Valley and, at its eastern end, towards the castle and town will both be compromised by the presence of nearby houses even though the views may not be directly obscured. There must be a degree of effect on the setting of the Scheduled Ancient Monument and its grounds to the south but that is a matter for Historic England to comment on.

It is appreciated that by setting the housing element back from the road frontages with existing and proposed planting acting as a filtered screen the impact of the development is lessened but the configuration of the land and the fact that deciduous rather than evergreen planting has to be the preferred type then the new houses are extremely likely to be visible even if partially, and especially so in winter.

All matters are reserved except for access but there is limited detailed information concerning the design and materials of the new road junction (and the attendant footpaths) with Ford Road. In addition, it is not entirely clear whether the proposed visibility splays mentioned in the Transport Assessment document will involve the loss of parts of the existing hedgerow or not. If there is a loss then clearly it will be important that replacement planting of the same species is provided along the back of the splay lines in order to maintain as much continuous hedge line as possible.

Given the development plan policy background provided by the made revised neighbourhood plan, outline planning permission is most likely to be forthcoming but the Panel would request that in this eventuality mitigating measures be carefully considered to ensure a lessened impact on the setting of the historic town and the approach into it. These could include:

(1) securing a management plan to ensure that the uses and appearance of the open spaces between the housing development and Ford Road and Priory Lane provide a suitable long term rural ambiance and appearance to the setting of the town, and the entrance in to it.

(2) ensuring that the surface materials and finishes of the new access, roadway, footpaths and kerbing are appropriate to the rural setting.

(3) minimising the extent of new street lighting, subject to safety aspects. Is it really necessary to provide street lighting from the junction of Ford Road up to the start of the residential development in the eastern field ? If it is necessary then street lighting of appropriate design, height, column colour (dark green rather than black), luminosity and light source needs to be required, given the rural setting.

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.