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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](mailto: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:

OWPC32501

cont/... (4) ensuring the provision of new planting of appropriate species to minimise the impact on the rural ambience of the area and to screen the development. A much denser line of planting along the eastern boundary of the residential development than that implied on the illustrative master plan will be needed in order to effectively screen the houses from Ford Road and other public viewpoints further east.

(5) the layout and design of the new dwellings will be a matter for a later reserved matter application but no doubt the Council will be making clear at an early stage that the layout, designs, materials and finishes of the highest quality will be required given the extremely sensitive location of the development. Standardised 'anywhere' estate layout and house designs will clearly not be appropriate. In addition, the changes in level through the site need to be exploited to provide interest in the layout and to provide appropriate roof forms and silhouettes on the skyline, given the very sensitive setting.

(6) given the degree of sensitivity of the site and its context the Council should consider involving a specialist historic environment architect or a regional design review panel from an early stage to help and advise on the evolving detailed design of the development.

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](mailto: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](http://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.**