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11th January 2021

Simon Gray
40 Torton Hill
Arundel
BN18 9HL

Case Officer: Michael Eastham
Telephone: 01903 737772
Email: michael.eastham@arun.gov.uk

Dear Sir/Madam,

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 10th January 2021 which has been recorded as an objection with the comments as follows:

OWPC32738

700 Local Families signed a petition against this development, in a cynical move, the Norfolk Estate made sure it was included in the Neighbourhood Plan which 80% of the residents voted in favour of to protect Arundel from over development - the majority of residents do not want this density of development in this location. There are plots of available land in and around Arundel which could provide affordable housing (which Arundel desperately needs) in a more sustainable way.

Injecting 200+ extra people into the area all at once has a detrimental environmental and social impact.

The local infrastructure is inadequate. Ford Road struggles to cope with existing traffic trying to get through to the A27. This will create an extra 200+ vehicle movements a day.

The entrance onto Ford Road is totally inadequate and dangerous. This is a de-restricted section of straight road which vehicles currently speed along. There have already been fatal accidents on the Priory Lane junction a few meters away.

Everyone living at the development will need to use their cars as there are no local work/schools or amenities near by - how is this supporting any environmental/green government objectives?

There is no provision for a cycleway to either Arundel or Ford Station so again people will have to use their cars.

There is no footpath on this part of Ford Road and the existing one into Arundel is too narrow and often blocked by bins and parked cars.

The local schools, doctors, dentists are at capacity - where is the provision to provide additional services - any council contribution given from the developer will go to projects outside the area, The Norfolk Estate is certainly not helping to reduce the immediate pressure on local services.

This land is a vital corridor for wildlife from woodland to the Arun Valley water meadows - putting up a few bird

and bat boxes will not mitigate against the destruction, noise, light pollution and the influx of cats and dogs. Existing broadband service is very poor where is the provision that these new houses will feed from a new fibre cabling supply helping people live and work from home as the government plans. The site occupies elevated land, the proposed screening (particularly if they are deciduous trees) will do nothing but seriously damage the historic and aesthetic approaches to Arundel which could well erode the tourist appeal of the town which its businesses greatly depend on. Currently Priory Lane severely floods from runoff from the proposed development site and this is when the land is absorbent soil and vegetation, what will it be like when it's covered in concrete? In conclusion, this is a development purely designed to help the Norfolk Estate raise cash for its own ends, it is not one that serves the community and existing residents of Arundel and will not provide the promise of sufficient affordable housing that local people really require.

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.