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12th January 2021

Claire Gray
40 Torton Hill Road
London Road
ARUNDEL
West Sussex
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 11th January 2021 which has been recorded as an objection with the comments as follows:

OWPC32771

I wholly object to the development proposed on Ford Road for a number of important reasons
Firstly the government are wholly AGAINST development of Greenfield sites. Here is the link to the Government website

<https://www.gov.uk/guidance/national-planning-policy-framework/13-protecting-green-belt-land>

QUOTED directly From the Government website

13. Protecting Green Belt land

Paragraphs 133 to 147

133. The government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

134. Green Belt serves 5 purposes:

- (a) to check the unrestricted sprawl of large built-up areas;
- (b) to prevent neighbouring towns merging into one another;
- (c) to assist in safeguarding the countryside from encroachment;
- (d) to preserve the setting and special character of historic towns; and
- (e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

2 - INCREASED TRAFFIC

Ford Road is already a dangerous road that is often blocked by large vehicles unable to get passed parked cars.

The additional traffic caused by 200 plus cars will only add to the disruption and residents of Ford Road. There has already been a DEATH literally right by the proposed entrance to the new development site, please refer to Police incidence on 23rd December 2011.

The cars drive at excessive speeds as it is national speed limit at this point on the Ford Road so this will be extremely dangerous for any drivers on the Ford Road and people leaving and entering the site.

The surrounding roads, Maxwell Road, Torton Hill, Priory Lane, Tortington Lane will be used even more so a rat runs to avoid the congestion on the Ford Road.

3 - WILDLIFE HABITAT DESTROYED

The additional lighting, noise and domestic animals in the area will be extremely detrimental to the wildlife in the area. It will destroy the habitat that nature requires to survive. The cats alone will scare off the wild birdlife that migrate to the area. Putting up a few bird and bat boxes will not be any use at all, as there wont be any wildlife left.

4 - WHOLLY UNSUITABLE LOCATION

The area in question is in Tortington not Arundel. Tortington is a historical ancient village with a grade 2 listed Priory which is extremely close to the housing development. This site is not suitable for the housing requirements of Arundel as it will only encourage further destruction of greenfield sites and act as a precedent to allow land owners to develop their land.

5 - FLOODING

The fields act a natural soakaway to avoid run off onto Ford Road there is already some flooding occurring on the Ford Road. Concreting over the fields will only make flooding worse on the Ford Road.

6 - ARUNDEL CANNOT SUPPORT AN ADDITIONAL 90 HOMES

There are no provisions for additional infrastructure such as schools and doctors - which are already overrun.

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.