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14th January 2021

Sarah Engerran
68 FORD ROAD
ARUNDEL
West Sussex
BN18 9EX

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 13th January 2021 which has been recorded as an objection with the comments as follows:

OWPC32822

As a long-term resident of Ford Road, I firmly object to this planning application on several grounds. This already busy, congested and dangerous road does not have the capacity to accommodate the journeys of another 90-180+ cars. The vehicular access into and out of the proposed housing estate is close to one of the most dangerous points along this road. Vehicles coming into Arundel from Ford are invariably still travelling at speeds in excess of 50-60mph at this point (and beyond) and similarly from Arundel to Ford - the 30mph speed restriction along the residential section of the road is rarely observed, with numerous incidents of high speed overtaking.

The surrounding existing residential areas are also already at capacity for parking and could not cope with any further additional vehicles safely.

As acknowledged in the application itself, 'this application is a Departure from the Development Plan, affects the setting of listed buildings & affects the character & appearance of the Arundel Conservation Area.' Additional housing on the outskirts of Arundel will lead to further sprawl and infill, especially when/if the controversial and ruinous bypass is given the go-ahead, spoiling what is widely acknowledged as a very special vista of the historic town.

While I acknowledge the need to provide more affordable housing in the town, that is not what is being proposed or will be built, and there are plenty of other smaller sites where such development could be made. This would ensure that development is in keeping with the character of the town, which is a key reason why people want to live here. If we do not stop developments such as this we will lose the special nature and character of towns such as Arundel. The interests of existing residents, especially those who expressly moved to this town to live a semi-rural life, needs to be appreciated - if we continuously urbanise all our semi-rural

towns and settings we will lose the wonderful contrast that is such a feature of our country's landscape. This development will mean that Tortington becomes, by default, part of Arundel, rather than a village in its own right. What next? We continue to develop and eventually Ford gets swallowed up too? None of us currently living in this area of Arundel want that - we chose to live in this part of the town because of the semi-rural lifestyle it affords us. What right do you have to take that away from us? This development was not part of the original Neighbourhood Plan and is nothing but a cynical attempt by the Norfolk Estate to benefit financially at the expense of the town's existing residents. There is no need to destroy so much to provide the housing that is required in the town - this application should be rejected and other sites used.

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.