



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

21st January 2021

James Boulton
36 Dalloway Road
Arundel
West Sussex
BN18 9HW

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 20th January 2021 which has been recorded as an objection with the comments as follows:

OWPC33114

I object to this planning application on the grounds that it does not consider the impact on the whole local holistic environment, and I feel strongly that comments made by local inhabitants have been rejected and not taken into account.

The proposed development has ignored the original objective of the early Neighbourhood plan stating that it would consider the local environment, be eco-friendly, incorporating solar and ground pump energy, be considerate to the local area & current environment, adequate parking and access by pathways/cycleways to Arundel & Ford station, and adopt feedback from the local people. Although there have been public consultations and a local petition of many hundreds of signatures, this has been totally ignored by the landowner and developers with no feedback or explanation of their decision process.

Main areas of concern:

- 1) There is no footpath access to the estate from the Ford road and Arundel
- 2) An east-west road within the estate traverses behind existing house, with no consideration of the detrimental impact on their occupants. It could easily have been designed to be on the south side of the estate utilising already existing accesses as emergency access onto Priory Lane
- 3) The proposed emergency access, which will probably be used as a general access, onto Dalloway Road is immediately onto a sharp blind corner that will be dangerous as well as destroying existing environmental trees and hedgerows.
- 4) The estate has not been designed to cater for the number of cars commensurate with the size of the estate, inevitably resulting in estate cars parking along Ford road, Dalloway road, Stewards Rise and Priory road, aggravating existing dangers and access on these roads.

- 5) No consideration has been given to how electric cars will be catered for with no easy access to house nor on-road charging.
- 6) Local facilities - Existing doctor's surgery is already at capacity, local schools cannot cater for existing locals with children having to go out of area, no consideration has been given for all local facilities.
- 7) Ford Road is a major bottleneck at present, with this development it will just get worse, and be further aggravated by developments at Climping, Ford and Yapton, and the proposed A27 bypass will not help this situation. The lack of consideration for a footpath/cycleway to Ford Station will further endanger lives and increase the existing accident levels.
- 8) Although there have been public consultations with much feedback from the public, none of the public feedback has been responded to and none of the collated themes addressed, ref. Statement of Involvement, December 2020 section 4.1.10 - Analysis of all feedback.

I am deeply concerned with the overall project, its effects on existing residents, services & the environment, as well as the landowners and developer's refusal to take on-board local public feedback and suggestions.

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.