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26th January 2021

Dr Catherine Watts
Tortington Priory Barn
Priory Lane
Arundel
West Sussex
BN18 0BG

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 25th January 2021 which has been recorded as an objection with the comments as follows:

OWPC33192

The planning application for 90 houses to be built as part of the Ford Road development should be rejected in my view for several reasons. First, the planned development area is a greenfield site which is protected by government legislation. To ignore this is to encourage urban sprawl across our countryside to the detriment of areas of outstanding natural beauty and historic interest. Second, the proposed development site runs very close to the site of Tortington Augustinian priory and ponds which dates back to the 12th-century and which is a Grade 2* listed building and a National Monument (no. 28897). Water run-off down Priory Lane towards the Ford Road is already a serious concern for residents and, in my view, very badly managed even before any proposed development starts. The risk of increased water run-off carrying with it the debris and pollution from building works is very high. This will further erode the surface of Priory Lane (already in a parlous state) and could potentially infect and destroy the protected (by English Heritage) ponds which lie at the junction of Priory Lane and the Ford Road. Having attended one of your public meetings in 2020, I received absolutely no assurance that anyone connected with the project and who was represented on behalf of the development committee at the meeting had any understanding of the increased volumes of water resulting from the proposed development that will need to be controlled and diverted in order to avoid polluting the very close-by National Monument which is home to numerous wildlife species including kingfishers and water vole. Third, from my own perspective, I require unimpeded access to my home at ALL times up Priory Lane including at night and I am not convinced that any consideration has been given to the residents who already live along Priory Lane and whose lives will be considerably disturbed by the proposed development if it goes ahead. Personally, I hope it does not.

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.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.