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27th January 2021

Helen Main Ellen
25 Ford Road
Arundel
West Sussex
West Sussex
BN18 9DX

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 26th January 2021 which has been recorded as an objection with the comments as follows:

OWPC33230

The main reason I object to this development is on the basis that Ford Road, especially as it nears the town, is overloaded and, in particular it is often dangerous at peak times. So far as I can tell there have been no changes to the initial plans in terms of traffic calming/management or for a footpath to be included from the development along Ford Road towards the Ford Road roundabout/Arundel town centre. Although there is pedestrian access onto High Ridge Close, the most direct route into town is on Ford Road. In lieu of a safe walking route along Ford Road, residents in the new development may well opt to drive into town rather than walk a more circuitous route. Or, of course, walk along Ford Road and dice with death!

Residents, visitors, delivery vehicles, etc. turning right into the development will be an additional 'hold up' point on Ford Road, which is already a bottleneck a short distance further east on the approach to the Ford Road roundabout/Arundel town and may add to this already 'accident black spot'.

I feel the update from the Norfolk Estate/Savills after the consultation is somewhat misleading, stating that 80 residents responded to the consultation event and 61% said they supported the plans in principle. It's hard to tally that statement with the petition signed by 287 people objecting to the development submitted on 18 January and the petition signed by 700 residents objecting to the development in 2020.

I understand this development is a deviation from the Arundel Neighbourhood Development Plan.

Historic England have made strong objections to the development - stating "that the site is likely to cause harm to the nationally important Tortington Priory scheduled monument and Grade II listed Priory Barn" - among other detrimental observations.

I understand the local infrastructure is not robust enough/does not have the capacity to cope with an influx of

residents to 90 additional homes in the area - i.e. schools, doctor's surgery, local basic food shopping facilities.

As the site is a Green Belt parcel of land, I am surprised this development has been proposed at all given the Government guidance on preserving such land - certainly with the possible exception of point (b), none of these points have been addressed. On point (b) however, there are new developments already underway in many areas nearby i.e. Lyminster and Yapton, however, so the merging of neighbourhoods is not so far off perhaps?

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.

Returning to the main reason, however. Comments I made in the summer last year as part of the consultation process still stand. I understand residents have fought for years to get action on alleviating the traffic problems on Ford Road, all to no avail. The 'not suitable for HGVs' sign at the Ford Roundabout is blatantly ignored. The speed limit of 30mph is not adhered to, particularly on the approach from Ford Station. Ford Road is already dangerous. Adding to that danger, which this development would most certainly do, is unthinkable.

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.