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29th January 2021

Karen Whitehouse
1, Bernard Road
Arundel
West Sussex
BN18 9EP

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 28th January 2021 which has been recorded as an objection with the comments as follows:

OWPC33309

Since it has been adopted by the local Neighbourhood plan I realise that some form of development is inevitable now so I would like to add my objections and concerns.
When determining this application I would like to ask you to consider the following.

There are numerous other brownfield sites closer to Town which would be far more sustainably suitable. I support the building of affordable housing for young people and families to help support the local economy, but not here and / or not to this degree.

Can we afford to destroy more land on which we could grow food for the local community when we are aiming to reduce our carbon footprint?

I refer you to the letter from Historic England dated 18th January and their concerns regarding proximity and harm to the setting of Tortington Priory a scheduled monument and grade II* listed Priory Barn. The latter, which is currently run as a retreat centre bringing money into the local economy, and a mental health reset for many will be destroyed.

Developments such as this contribute to Urban sprawl and ruin the historic nature of the Town. I fear The Duke may lose his Golden Goose as access to his Castle will be too stressful to get to, particularly by road and the historic nature of the Town will be diluted.

How will the increased noise and light pollution be mitigated?

In this era of Working from Home, what provision will be given to improving the Internet speeds?

The access point into and out of the estate from the Ford Road is at the most dangerous point. Vehicles rarely observe the speed limit and I have witnessed many a near accident with high speed overtaking and undertaking both going North and South.

Car based transport will only push cars outside the estate onto the so called emergency / cycling and pedestrian exits.

Will future resident pressure eventually lead to these being opened and serve to increase the rat run issues around Torton Hill?

What will be the impact to the current infrastructure; pot holes in roads, parking, recycling and waste initiatives, pressure on schools and surgery?

Whilst it has been placed here because it is outside of the flood plain. Will it not just contribute to the size of the existing flood zone,

How will the safety of young children making a journey to St Phillips Primary School be assured?

How will rush hour along Ford Road to the roundabout possibly accommodate more journeys?

If the inevitable goes ahead, could you secure CIL and section 106 funding in accordance with policy 6 of the Arundel Neighbourhood Plan 2014-19 to provide a foot and cycleway from the site to Arundel town and railway stations including Ford station? Use should be made of the Western tow path along the riverbank into Town by an upgrading of the existing footpath that exists between the riverbank and Ford Road opposite the site.

Make a request to Highways England to make provision for a cycle route along Ford Road to join up with the cycle route East to West along A259 Feltham to Littlehampton. This would mean a speed reduction along the Ford Road which would also aid the Tortington residence entrance.

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.