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29th January 2021

Sue Hepburn
14 Maltravers Street
Arundel
BN18 9BU

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:

OWPC33323

As a long-term Arundel resident, I object to this planning application for the following reasons, several of which are highlighted by statutory agencies. I would like to draw the attention of the planning committee to these objections.

The application itself states 'this application is a departure from the Development Plan, affects the setting of listed buildings and affects the character and appearance of the Arundel Conservation Area'.

Historic England points to the significant adverse impact of the development to the settings of Tortington Priory (scheduled monument) and Grade II* listed Priory Barn, as well as the potential for archaeological remains to be present on the site.

The special character of Arundel is as a hill town surrounded by rural landscapes, specifically in this case the Arun Valley. As those rural landscapes are eroded by development, so the character and appearance of the Arundel Conservation Area are diminished.

Highways England points to the likely adverse impact on the A27 and surrounding strategic road network from the increased traffic, with funds from the developer required to mitigate the effects. This will not make the increased traffic disappear, and will do nothing to alleviate the already congested Ford Road and smaller roads in residential areas under pressure from being used as rat runs. Highways England also point to the adverse impact of an A27 Arundel bypass/ Ford Road junction in the event that this was ever constructed.

A report from WSCC Highways Authority highlights issues with access to sustainable transport; the distant location of the nearest bus stop and the lack of a foot or cycle path to Ford Station. The distance from Arundel's amenities makes increased car use inevitable, which is unacceptable in the 21st century.

Issues around flooding in the Arun Valley have been well publicised recently, and while the report regarding surface water drainage does not highlight issues with the site itself, the development will have an impact on the volume of water draining onto the floodplain, and will increase the risk from future flooding events.

Greenfield sites, with their integral hedgerows, support a wide biodiversity and the development has implications for a range of habitats and species. According to the Ecology report, there is a potential for damage to habitats for species under threat, in this case including bats, dormice, badgers and hedgehogs, as well as insects and nesting birds. This development represents the insidious erosion of the countryside - our most precious asset. Watching the creep of development from the coast northwards, it is our duty to ensure that the Arun Valley does not develop into an urban sprawl.

In addition to these objections, a development of this size will have a significant impact on our already stretched GP surgery and our schools.

While I recognise and support the need for affordable housing, I surmise that it is an important component in this application, providing leverage for the developers to gain consent for the more economically advantageous aspects of the development. For the reasons outlined above I object strongly to the proposed development and hope that a less destructive alternative site for affordable housing will be found.

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.