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29th January 2021

john halcomb
40 Dalloway Road
Arundel
BN189HW

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:

OWPC33333

I think it is factored into the thinking of local residents that adjoining roads to this proposed estate would become a default overflow car park, to the detriment of local residents and with Dalloway Road being particularly affected.

There are a variety reasons why this is a problem and involve the dangerous nature of the Ford Road traffic and the location of vehicle owners within the proposed Ford Road estate.

My points are below:

- Some households in the proposed estate will have more vehicles than allocated parking space and will park in Dalloway Road, particularly if they are situated in the upper section of the proposed estate.
- Some residents returning home but driving off again later the same day, will be reluctant to negotiate dangerous speeding cars, vans and trucks on Ford Road and will therefore park in Dalloway Road, particularly if they are situated in the upper section of the proposed estate.
- Some residents at busy times, aware there is likely to be queueing to exit the proposed estate and wishing to get a clear easy start, will find it easier to park in Dalloway Road the night before particularly if they are situated in the upper section of the proposed estate.
- Some school run parents with children on board will find it easier to leave their car in Dalloway Road rather than queueing to get out of the Ford Road entrance. They will not want to negotiate the very real dangers of Ford Road traffic and the frustrated car and truck drivers stuck for three trains to pass the barrier before they

can proceed - at speed - down Ford Road towards the A27.

- Some on the proposed estate will no doubt wish not to have company vans parked within the area and owners will be encouraged to leave them elsewhere. Therefore, it is likely that car or van owners will find Dalloway Road a place of convenience parking. Van owners, realising they will block Dalloway Road, will no doubt park up partially on the pavement thereby obstructing pedestrians, others may decide to park on grassy verges.

Above are some reasons why Dalloway Road and adjoining roads to this proposed estate would become a default overflow car park to the detriment of local residents.

However, one must also question the logic of the so called emergency exit proposed by the developers. What is the logic behind designating an emergency entry/exit deep within Torton Hill? From which direction will emergency vehicles come? Will they be required to speed along Ford Road, past the scene of the emergency to later negotiate the mini roundabouts and 90 degree turns of Torton Hill? If a fire engine arrives at the beginning of a what has become a Dalloway Road overflow car park will the emergency entry/exit be able to fulfil its purpose?

The question should be asked why is an emergency entry/exit proposed in Dalloway Road at all, it seems a most inappropriate location to facilitate fast action in an emergency.

John Halcomb, 40 Dalloway Road, Arundel.

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.