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29th January 2021

Darrell Gale  
41 Torton Hill Road  
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**Case Officer:** Michael Eastham

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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 support with the comments as follows:

OWPC33334

I would normally object to this application, being close to my home; and proposed for greenfield land. However, the broken nature of the English planning system, being in favour of development; would make any application on this site liable to be won on appeal. I recognise previous plans for the site were for 300 homes; not 90; and took up almost all the site; unlike the current plan.

Arundel has not grown in the 20 years I have lived here aside from one-off homes including back garden development, and the recent conversion of former industrial premises, which seem to have added to the weekender and holiday home population; rather than meeting local housing need. People need homes; and Arundel currently does not provide a sustainable social housing offer for the lowest paid, and for those in housing need such as those requiring adapted/adaptable homes.

This proposal ensures 30% affordable housing; including rental accommodation at social rent levels; ensuring the poorest in our town have the opportunity to continue to contribute to the life of our town.

Losing a greenfield is a high cost to meet this need; but under the current planning system; I think it is the only way to achieve the positive outcomes, which I believe outweigh the negatives.

I would however want to comment on a few matters which I believe need to be given significant weight in the design process prior to a reserved matters application.

The road access to the site is inherently dangerous. I cannot believe West Sussex County Council will permit a simple turning junction onto the fast and busy Ford Road. A Small roundabout junction is required to slow traffic well before the junction from both directions; and a 20mph limit should be imposed on Ford Road to bring this road into line with the rest of the town.

The flooding along Ford Road must be resolved as this endangers the homes of those on the west of the road. This should form part of the drainage plan for the site.

New houses gardens should back the gardens of existing homes adjacent to the site. This links the old with

the new developments and avoids these perimeter road layouts which predominate the very worst in current housing design. It leads to excess road dominated design; and leave new developments sat on the edge of existing settlement as alien places.

This development should have better links with the existing neighbourhood; through a strong foot/cycle path at the bottom of the allotments to link to Priory Road to give the most convenient, level and direct walking and cycling route into town. Developer contributions should pay for a boardwalk through the Stewards Copse to ensure a dry, mud-free walking route to the school and the local shop at Jarvis Road. Developer contributions must also bring forward the Ford Station- Arundel footpath and Cycle patch to ensure all residents of the town can take better advantage of the public transport offered by the West Coastway railway from Ford Station.

Finally; the outline application designs are too "anywhere", and i have seen the same elevational treatments; design features and standard layouts on developments from Warwickshire to Suffolk to Berkshire. Arundel can and must ask for better design; not this developer pastiche and standardisation. A good developer and builder, working with a trained architect will be brave; incorporating modern architecture and local materials in a more adventurous idiom.

This outline planning application has my support; but a lot remains to be done to get it over the line as making the best opportunity for the site.

I declare an interest I am Chair of Arundel Community Land Trust.

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](mailto: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](http://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.**