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2nd February 2021

Jane Cecil
82 Ford Road
Arundel
BN18 9EX

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 1st February 2021 which has been recorded as an objection with the comments as follows:

OWPC33379

I am objecting to this application as I made detailed comments on the consultation carried out by the applicant last year and whilst it is good to see that the application has been amended in a number of ways there are still some fundamental issues that haven't been addressed. The development in the lower field should be omitted altogether. This part of the development is highly visible from right across the Arun Valley - especially as land raising is proposed. From the river these houses and their lighting will be very visible as well as from the Ford Road. The Arun valley is only lightly developed. Any development below the tree line that separates the two fields will detract from the natural landscape of the valley, introducing a new urban environment. The development in the western field will be visible, but as glimpses. The application still fails to link the footpath that comes out on to Priory Lane into the wider footpath network via the development. As it stands people will still to walk on the road - why not reduce this to just a road crossing? There is no provision for a a cycle way to link the development and the rest of southern Arundel with Ford Station. There is no provision for moving the "entrance" to Arundel south to create a longer 30 mph zone. This would have the advantage of creating a safer entrance for the development, reducing speeds on the Ford Road and moving the braking point for traffic south, away from the existing houses on Ford Road. The design of the houses doesn't match the local vernacular. Looking around at the existing houses - they are brick. There is no flint dressing - even in the treatment of the farm cottages. The only building to feature flint is the priory itself - a much older building. I would suggest that the designs of the current houses could be better reflected in the design of the new development. Brick houses and tree lined roads. It would be good to know how the areas of public open space are to be managed. The lower eastern field could make a net gain for biodiversity if the development of the larger properties was removed and the area was grazed and perhaps encouraged to return to grazing marsh at the lower edge. The site is a greenfield site and in the hierarchy of development should be the last

area to be developed after all brown field sites have been exhausted. I'm not convinced that they have been. I welcome the ponds and the removal of the playground from the lower field. It would be good to see the lower field covenanted to give confidence to residents that they site really would be public open space forever. The development in the upper field should also have covenants places upon it to prevent extensions, additional lighting etc which would add to the impact of the development over time. There might also be an opportunity to create wood pasture between the proposed development and the priory - this would soften the impact of the development, extend the wooded landscape and increase biodiversity. This would also create a less obvious boundary between the new development and Priory Lane. The main issue for the Ford Road is not one of vehicle volume but vehicle speed. The current WSCC traffic calming scheme appears to be ineffective and has not been monitored. This development should actively contribute to reducing speeds. The purple light from the pub/restaurant at Crossbush can be clearly seen across the valley and that is one light - the lights, security lights and other lighting from the development in the lower field will have a significant impact on the wildness of the Arun Valley and the dark skies. This will be a permanent detrimental change to the landscape.

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.