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17th March 2021

Adam Bell
FLAT 2, PHOENIX COURT
9 MARINE DRIVE WEST
Bognor Regis
PO21 2QA

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, including land for a community building & for a community allotment. This application affects the setting of listed buildings & affects the character & appearance of the Arundel Conservation Area.

Thank you for your internet representation made on 16th March 2021 which has been recorded as an objection with the comments as follows:

OWPC34544

This is an objection on behalf of Sustrans and the Bognor Regis Cycle Forum.

Whilst the plans make reference to supporting active travel, there is very little to incentivise residents from not using their cars. The cycle storage would either be in garages or located in back gardens, and so inconvenient to access. Whilst there is a proposed cycle link onto Dalloway Road, it's not clear if there is also access to High Ridge Close, which should be the case.

There should also be cycle links to the south onto Priory Lane. This would then enable residents to easily access Tortington Lane to the south (and so avoid a large stretch of Ford Road) and well as north into Binstead Woods.

In addition bearing in mind the proposals for the A27 bypass, the old A27 to the north will become a much quieter road, meaning it would be more attractive to cyclists to use.

In respect of the main vehicular access to the site off Ford Road, it is very dangerous that there is no provision for traffic calming or speed reduction at that point. In addition, bearing in mind the long term aim of providing a safe segregated cycle connection between Arundel and Ford Station alongside Ford Road, there has been no reference to this, and if the development goes ahead, then S.106 monies should be required to go as a contribution towards the Arundel/Ford Station cycle link.

In respect of the properties themselves, there is no requirement to definitely provide electric charging points for cars, nor anything about air pumps for heating the properties, bearing in mind the Government's ban on new gas boilers from 2025.

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

PLEASE NOTE: Essential IT work will be carried out during the week of 12 April 2021 and there will be no access to the planning records on the website. It will not be possible to follow the progress of an application, view any documents or make on line comments. To ensure that no one is disadvantaged the publicity period will be extended by a week on planning applications where the publicity period falls over this week. The site notices and documentation will quote the extended date if this is applicable.

All aspects of planning, building control and local land charges will be limited during this week. If you do need to contact the case officer during this week you will need to be able to provide the exact reference number and as much detail as possible. The service will be extremely limited and it would be best to contact us either before 12 April, or after, when the work is completed on 19 April 2021.

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.