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6th April 2021

Mark Stevens
3 High Ridge Close
BN18 9ES

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 3rd April 2021 which has been recorded as an objection with the comments as follows:

OWPC34908

Both Chichester and Worthing councils have recently rejected planning applications on Greenfield sites at Chatsmore Farm and Hambrook respectively. The Chairman councillor for Chichester, Paul High is quoted as saying "there is a limit to how much green space you can take away". Local politicians described the proposed development as 'an act of vandalism' and that 'it would be like cutting out one of our lungs'. These comments apply equally to this proposed development.

The amount of countryside already approved for building in this area is horrendous, unsupportable and heartbreaking.

Greenfield/agricultural land, properly farmed, acts as a carbon dump - carbon is taken from the atmosphere and stored in the ground. Covering the land with concrete totally, irreversibly, negates this.

We are constantly bombarded with warnings of catastrophe. "The environment is under immense threat from our actions, we are heading for a sixth extinction (this time it's not the dinosaurs, it's us) mass emigration's from equatorial countries to Europe etc...., "...so we are all urged to recycle, change energy suppliers to 'green', cut down on driving/flying, change our cars to electric, change our diet - yet landowners and developers carry on doing what they have always done. Are we not all living on the same planet?

In a recent speech to the House of Commons, Andrew Griffiths, member of parliament for Arundel and South Downs, said...

"Where rural areas such as West Sussex have their own housing needs to fulfil, that should be through a brownfield-first policy, utilising brownfield land registers that are able nationally to accommodate more than 1 million potential homes. How can we teach our children to recycle plastic bags from a supermarket to save the environment, and yet bulldoze by numbers through the ancient fields, hedgerows and woodlands of West Sussex.

Christopher Pincher, Minister of State (Housing, Communities and Local Government) Written Answers - Ministry of Housing, Communities and Local Government: Planning: Rural Areas (15 Jan 2021)

"The Government is clear about the importance of retaining our valued open countryside and greenfield land. The National Planning Policy Framework expects local authorities to recognise the character and beauty of the countryside and the benefits from natural capital and ecosystems."

The message is clear. You are expected to recognise the character and beauty of the countryside. Brownfield sites first. Chichester and Worthing councils have set a precedent for you to follow.

The application makes no sense. It adds to the continued destruction of our environment, compromises a site of historic significance, adds urban sprawl to the already heavily concreted south coast, undermines Arundel's reputation as the "Jewel in the South Downs", and closes down yet another green corridor for wildlife. For what? 27 affordable homes, profits for the landowner and developer and a housing target met. Small reward for the violation of our countryside.

Surely the District Council and the Landowner would not want their legacy to be that they are all complicit in the continued breakdown of our fragile environment.

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](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.