

Written Submission for Planning Committee 21 July 2021

Planning Application AB/135/20/OUT

Dear Committee Members,

I strongly object to this planning application on the following grounds.

700 local families (and counting) have signed the petition asking the Norfolk Estate to reconsider their plans for development of this greenfield site. Their reasons:

- 1) Setting a dangerous precedent for infilling along the Ford Road.
- 2) 90 houses are too much too quickly, putting too much pressure on local services such as schools and the doctor's surgery.
- 3) Ford Road is already congested, and this development will only add to that congestion.
- 4) Destroying countryside and rare wildlife. No amount of bat boxes will make up for the added noise, light pollution and increase in cats and dogs.
- 5) Erosion of Arundel's unique historic setting.
- 6) Using up valuable farming land when there are brown field sites in town capable of providing the affordable housing required.

The developer will argue that the site was included in the Neighbourhood Plan which 80% of the 30% who voted, voted in favour of. This is true, and who would not vote in favour of something that in theory might try and halt the disastrous and utterly unsustainable overdevelopment in this area! However, in a rather cynical move, the Norfolk Estate made sure this development was included in the Neighbourhood Plan at the very last minute and without any consultation with the families who live in the surrounding area. My point is, 80% approved of the Neighbourhood Plan but 80% did not approve of this development and the signatures on the petition prove it. More people have apposed this development than have approved it through the Neighbourhood Plan.

The density of this development and the sudden influx of 200 plus people on the local services and infrastructure is totally unsustainable. (Please use Ford Road during rush hour to see what an extra 200 cars would do to the area.) Having spoken to a lot of local people during the course of getting the petition signed, I can say there is a great deal of anger and frustration that the Council seems oblivious to existing residents' welfare and wellbeing, pandering instead to the interests of profit driven developers. We sincerely hope that with the change in the Government's attitude towards the environment and the climate emergency, Arun Council starts pushing back against the level of greenfield development in the area. There are plenty of smaller brownfield sites in and around Arundel that could provide affordable housing (which is what is required) enabling population to grow over a sustainable period. We appreciate the profit potential for developers is not as high but surely the Council's foremost objective is to look out for the wellbeing of the residents already living here.

I would ask the committee to consider the results of the Chesham and Amersham by-election this year. After 29 years the Conservatives lost the seat based on forthcoming planning reforms and overdevelopment on greenfield land. If you approve this development, you are signing the death warrant for the Arun Valley. With the housing developments at Climping, Ford Airfield, the incinerator at Ford Airfield and the A27 by-pass, the Arun Valley will be

completely destroyed for all future generations. There will be no stopping other landowners from selling their land between Arundel and Ford because with this development, you would have already set a precedent.

Development on green field land in this area is unsustainable. You have a duty to look out for the wellbeing of the residents who already live in the area and to the environmental health of the region. The fight back against this appalling over development has to start somewhere. Please make it start by refusing permission for this development to be built.

Yours faithfully

Simon Gray

