

Stephen Garrard

Ford Road Resident

BN18 9EQ

09/09/2019

No objection in principle – AB/88/19/PL

In principle I do not object to the above application for 1 & 2 Bedroom Flats with associated parking, it will see the redevelopment of land that otherwise has been left to become overgrown and unsightly.

My concerns however are to the lack of affordable housing. While the applicant has stated that due to the cost of flood protection and the removal of contaminated ground, it's not cost effective to provide such housing, I do not believe this is the case.

Even if they cannot meet the affordable housing quota for new housing developments onsite, they should at least provide a couple of homes to show willingness and then provide the financial contribution for the outstanding.

As all residents of Arundel will know, the house prices here are at the higher end of the market due to its accessibility to London and the older wealthier generations taking up residents here, which I might add I have no issue with, but surely with all things, there should be balance and equal opportunity for the younger less fortunate residents of Arundel to be able to stay in their home town, considering this is one of only two development sites within Arundel.

As far as other representation letters go I would like to address some concerns below.

- 'Land being used for crops'

This is defiantly not the case, there are no parcels of land being used for crops in any of the built up areas of Arundel.

- 'Land to be used as car park instead'

This just would not be financially viable, everyone who brought a house along Ford Road or neighbouring roads did so knowing they did not come with car parking space or came with limited parking spaces.

- 'Public Rights of Way'

This can be easily managed with a pavement area as with most PROW's in the county where this is the issue.

As far as parking pressures are concerned, I would like to draw the attention of our Town Council and local MP to apply pressure to WSCC to look into the implementation of some kind of TRO along Ford Road. Maybe we could see the

implementation of double yellow lines on the thinner part of ford road as an example, with Arun increasing their traffic warden patrols to enforce these. Or the width restrictions along ford road to stop HGV's and Skip lorries from using the road as a 'cut through' from the preferred HGV route of Lymister Road.

While not a direct planning matter. As far as parking for residents is concerned, there seems to be two good locations that would make good resident parking areas these are ones to the rear of the garages to the south of Arundel Fire station, whilst the other is the fields/ flood plains adjoining the development proposed. Maybe as part of the development the applicant should seek to develop these areas if they cannot provide affordable housing as a compromise.

I wish the case officer considers my views and it would be great to read more representation letters by other residents.

Stephen Garrard