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4th May 2022

Elane Vass
3 Dukes Road
Fontwell
BN18 0SP

Case Officer: Amber Willard
Telephone: 01903 737500 x37445
Email: amber.willard@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: AL/39/22/OUT
Site Address: Land to South of Dukes Road Fontwell Arundel BN18 0SP
Description of works: Outline application with some matters reserved (appearance, landscape and scale) for the erection 9 No. residential dwellings. This application is a Departure from the Development Plan.

Thank you for your internet representation made on 4th May 2022 which has been recorded as an objection with the comments as follows:

OWPC47211

I object based on its close proximity to the South Downs National Park as it will create an unnatural balance to the layout currently in Dukes Road, of the residential dwellings & their designs etc. The application refers to the current dwellings as being bungalows, detached, chalet style & houses. In Dukes Road the current houses, equalling 19 builds of which 5 are semi detached so there are 24 in total. This, over a total area of approximately 595 metres.

The application intends to place 9 dwellings over an approximate area of only 106 metres. So it would NOT be in keeping with the current layout of the road as the current dwellings are a combination of houses laid back from the road, discreet behind high hedges & detached. With reasonable frontages or with gates. The road mainly is made up of detached houses & well detached from each other. The development would make Dukes Road unbalanced & overbuilt. Losing its countryside effect & tranquility. This application is almost too difficult to imagine that 9 dwellings will even have much room between each other in the land being developed on. Too many houses! Dukes Road is a single track road & in most areas passing is difficult. The car count will increase by up to 23 more cars. The road is subject to incredibly fast moving traffic & there is a fear that new residents may not appreciate the local countryside or respect the nearby residents who own horses as horse traffic is evident down the road on many times of each day. Cars regularly speed down the road over 60-70 miles an hr, creating an issue to the residents where their own pets and children are so close to the road & at risk. The road is a 'rat run'. SO this is also incredibly worrying. The South Downs National Park boundary is on the north east edge of Dukes Road, & towards the A27 junction it crosses over the road slightly. Works vehicles over several months WILL have an impact on the SDNP boundary & its local sites such as Slindon National Trust car parks. Without any doubt builders & contractors will park along the (single track) Dukes Road & potentially in the National Trust car park, or attempt to park along Slindon Bottom Road, which is in the SDNP. Wildlife is also very worrying. The research isn't extensive enough. It makes reference

to having no research of Badgers, yet Badgers are evident in Dukes Road & their access from across the road, from SDNP is evident in a few areas very close to the proposed development site. There are Yellowhammers nesting in Dukes Road hedgerows, & these are RED LISTED birds. There was no mention of these. There are Fieldfares who are seen regularly in the paddocks nearby as well as this development site. The development will seriously affect the population of House Sparrows that are plentiful in the hedgerow north of the site and removing or coppicing this will have an impact of them. House Sparrows are on the decline. The Song Thrush is heard all round this area too. The noise pollution that this development will create over a period that will definitely overlap the breeding season for birds and wildlife and it will have a devastating effect on them as their vocal sounds are essential to their breeding behaviour.

The Buddleia was deemed to be 'invasive' yet it has an integral part to play in nature, for butterflies & also the diminishing bee population. The area is steeped in natural history and building a development as this one is being outlined simply is a travesty & will not bring anything to this road, or its surrounding area, other than a negative impact on the South Downs National Park & all that it stands for. I strongly oppose this as nothing short of greed & a lack of respect for the immediate locality to this site in its natural beauty.

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/what-happens-next>.

Some applications will be determined by the Planning 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/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning 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 <https://www.arun.gov.uk/privacy-policy/>

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://www1.arun.gov.uk/planning-application-finder>