



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

6th May 2022

stephen anthony reynolds
Long Meadow pool house Dukes Road
Dukes Road
Fontwell
BN180SP

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 5th May 2022 which has been recorded as an objection with the comments as follows:

OWPC47277

Dukes Road is an unclassified rural road, and lies outside of the built up area. At present the nearest dwelling to my property is approximately 50m away, but the proposed development would bring Plot 1 within 20 metres of my house, and up to my fence boundary. Only Plot 4 would be the same, ie 50 metres away, so the whole development will bring an unacceptable loss of privacy. Under Policy D DM1, 3- Impact - the council state that "new housing must have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance". Building nine houses in this location will bring significant lack of privacy and noise to what is a quiet country lane. The street scene illustrates that the development visually would not be in keeping with the area, Policy D DM1 2 states that 2. Appearance/attractiveness- "applicants must demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area" This row of modern houses will in no way reflect the local area or blend in with the rural landscape. The majority of existing properties are chalet bungalows or bungalows and the artists' impression of the proposed houses clearly demonstrates that the development would certainly not enhance the visual impact; quite the opposite. If permitted, this development will increase the current numbers of dwellings in Dukes Road by almost 40%. There are already limited services in the road in terms of water, electricity and drainage, and there is no mains gas at all- indeed the entire road is dependent on LPG gas. Note that Policy ECC DM1 D- states that "All proposals will need to demonstrate a suitable connection to the electricity distribution network, or appropriate energy storage facility, and provide evidence to demonstrate that the connection will not result in unacceptable impacts upon the landscape, natural and historic environment or visual and residential amenity"

The local plan frequently alludes to the desirability for sustainable development, yet this proposed development is wholly unsustainable, Policy SD SP1, 6.2.5 which is about Sustainability states that "the countryside area will be recognised and maintained reflecting its character and role"

As Dukes Lane is adjacent to the boundary of the National Park, and opposite woodland, it can certainly be described as countryside. Policy G1 SP1 states that "all major development must be designed to protect and enhance existing Green Infrastructure assets".

The building of nine large family houses in this road, including parking provision for 23 cars, will have the opposite effect, and cause untold harm to flora and fauna in the area, which due to the proximity to the woods, and the Southdowns' National Park, is abundant.

The Built Up Area boundary is there for a reason and should be strictly controlled if the countryside is to be preserved for future generations. This development is in breach of a significant number of the councils policies and should not be permitted. I therefore strongly object.

On a final note ,within the planning statement provided with the application on page 18 it states no previous applications have been made on this site which is factually incorrect.

10 applications for this site going back several years have all be refused permission by the relevant authorities at the time.

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>