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16th May 2022

Geoffrey Belcher
Pine Trees
Littleheath Road
Fontwell
BN18 0SR

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 16th May 2022 which has been recorded as an objection with the comments as follows:

OWPC47530

CONTEXT

The site is not identified in the Arun Local Plan for housing development for good reasons.

It is located in a rural area adjacent to the South Downs National Park and Slindon Woods which are a major starting point for visitors to the National Park. There is no significant local public transport available.

THE LOCAL SCENE

The familiar and cherished local rural scene is enjoyed by visitors as well as the few residents in Dukes Road and Little Heath Road.

The existing site is undeveloped. The field, trees and hedges provide habitats for a range of wildlife including badgers, foxes, hedgehogs and many bird species.

THE CHARACTER OF DUKES ROAD

Dukes Road is used constantly by pedestrians, cyclists and horse riders. The A27 underpass from Dukes Road allows access from the south to the Slindon Woods and the South Downs. The National Park National Trust car park on Dukes Road is a starting point for cyclists and walkers. The road is at present effectively a single carriageway with passing spaces. This works acceptably at the moment for the pedestrians, cyclists and horse riders as well as for the few local residents.

Horse riders use Dukes Road as a link to Little Heath Road (where there are two stables) en route to the South Downs National Park.

THE DEVELOPMENT PROPOSALS

The scheme as proposed is totally at odds with its context and the local character.

A totally rural site with its wildlife habitat would be destroyed. The nine houses as proposed represent a huge increase on the existing 24 houses along Dukes Road. The introduction of perhaps 20 new cars would destroy the existing balance of use and access arrangements. There would be severe conflicts between new residential and service vehicles and pedestrians, cyclists and horse riders.

The illustrative scheme appears urban in character, a housing estate, with alien elements including an access road. There is much hard landscaping which may also add to local flooding problems.

LOCAL SERVICES

There is already a concern over the development of large areas of housing around Fontwell and the demands this is placing on local doctors' and dentists' surgeries. A further housing development in Dukes Road would add to these pressures.

OBJECTION TO PROPOSAL

I wish to lodge an objection to the principle of development of this Dukes Road site and to the outline planning application submitted.

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>