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16th May 2022

Ian & Pauline Senior
Channings
Littleheath Road
Fontwell, Arundel
West Sussex
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:

OWPC47531

Mr & Mrs Ian Senior
Channings
Littleheath Road
Fontwell
Arundel
West Sussex BN18 0SR

Outline Planning Application AL/39/22/OUT

Objection to this proposal

We wish to lodge an objection to the above outline planning application for the following reasons.

Location

Dukes Road is a rural single track carriageway having the South Downs National Park boundary running along its north edge. It is largely used by cyclists, horse riders and pedestrians accessing the network of footpath and bridlepaths and for residents of Littleheath Road, Days Lane and Slindon Bottom Road. There is a NT car park at the east end for the NT Slindon Woods and Estate. The proposal to add 9 dwellings to the 24 existing in Dukes Road represents a considerable increase in density and it is totally out of character in this rural setting.

Traffic

The proposed development would increase the residential vehicular traffic by at least 20 vehicles on a single track road already handling the current residential movements as well as through traffic using Dukes Road as a link to the A27. There are two semi blind junctions along the road, plus the entrance to the NT Slindon car park and the Pedestrian and Equine Tunnel crossing close to its exit to the A27. Any new development will increase the commercial delivery movements and public utility vehicles.

Character

The implementation of a secondary route alongside Dukes Road with 2 entrance points to access the development would not be in keeping with the rural nature of Dukes Road and would add a level of urbanisation in such a rural area. There would be concerns about the amount of hardstanding due to the proposed access arrangement and visual impact on the surrounding rural character.

Although the proposed development is not within the SDNP due to the close proximity of the Park border it is considered that it would fall within the setting of the SDNP. Therefore paragraph 176 of the NPPF is relevant and as such great weight should be given to conserving and enhancing the landscape and scenic beauty of the SDNP. The SDNP has a duty to foster the economic and social wellbeing of local communities.

Policy SD SP1 6.2.5 regarding sustainability states "the countryside area will be recognised and maintained reflecting its character and role". The building of 9 family homes in a modern style is out of character with the existing housing on Dukes Road and would therefore not be compliant with this policy.

The potential development impacts on protected habitats and their species, both during the construction phase and also post construction with the close proximity of the SDNP and the NT Slindon Estate.

Need

The site is not part of the Arun Local Plan and there is sufficient development within the Arun Plan. For example, in order of 500 new properties are under construction or planned south of the A27 along Fontwell Avenue. We submit there is no need for further development in this rural location.

Public Transport and Local Services

There is no public transport within easy reach of the proposed site and local services and infrastructure is under pressure from all the other developments, some noted above, in the area.

We therefore confirm our objecting to this planning application.

May 16th 2022

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](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>