



Folly Cottage
21 Dukes Road
Fontwell
Arundel
BN18 0SP

Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF.

Dear Ms Tomalova,

Please kindly note my **OBJECTION** to planning application ref: AL/62/19/PL taking into account the reasons set out below:

DEPARTURE FROM THE DEVELOPMENT PLAN.

Section 47 of the National Planning Policy Framework. States.

Determining applications

"Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise."

The woodland garden site in Littleheath Road, Fontwell is situated north of the A27 and lies significantly outside the designated Built-Up-Area Boundary (BUAB) as defined in the Arun District Council Local Plan.

Section 7 within the Plan states: **The Built-Up-Area Boundary and the Countryside:**

7.2.1 "The Council seeks to protect the natural environment by strictly controlling development in the countryside. Countryside is an important designation encompassing those areas of the District which are outside the limits of the existing built development."

7.2.6 The boundary is important in identifying the point of transition between the built form of a main settlement and the surrounding countryside. It is not simply a means of showing the limits of existing development, as some developed areas lie outside it and some undeveloped areas lie within it. In addition, the boundary also serves to preserve the setting of existing settlements from unnecessary development.

A recent planning application has already been refused on land at Sundown (also a Departure from the Development Plan). Ref. AL/117/17/CLE. The Case Officer's report described development in Little Heath Road as 'low density and low key'.

Another recent application was refused for a three-bedroom dwelling supporting an agricultural worker at the junction of Little Heath Road and Duke's Road within 100 yards from the proposed development site. This was refused by the South Downs National Park Authority.

Yet another application (ref AL/69/15/PL) was refused in Little Heath Road for the conversion of a garage into a detached self-contained dwelling. This was refused by the Case Officer citing that:

"The proposed development is located outside of the defined built up area boundary and in an unsustainable location having regard to the distance of the site from bus stops, local shops & the lack of footpath access to such and therefore, the occupiers of the site would be reliant on the private car."

The majority of properties in Little Heath Road are situated in unusually large plots, benefitting from substantial gardens, many in excess of an acre.

The granting of any proposed new build development in Little Heath Road would set a precedent, encouraging the possible submission of even more speculative planning applications for new-build dwellings on these large plots, without the essential sustainable infrastructure to support them.

Section 12 of the National Planning Policy Framework states:

The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The HELAA report and annual 'call for sites' currently identifies a significant number of 'deliverable' and 'developable' sites, many of which are sustainable sites within the Built-Up Area Boundary in the Five Villages area. The LPA can readily call upon these sites, ensuring house building targets are successfully met within the crucial five-year period and beyond.

Importantly, these new residential developments will be contributing to vital low-cost housing needs for key workers and benefit from close proximity to essential daily facilities as supported by the Arun Local Plan statement below.

The Villages

4.16 Barnham, Eastergate, Westergate and Angmering will develop their roles as well-connected large villages serving inland Arun; providing an enhanced range of shops, employment, housing, community facilities and local services, supported by improved transport links.

Aldingbourne Parish.

Approval has already been given to a significant development of 400 residences (SD6), south of the A27 near Fontwell Racecourse.

In conclusion. Housing targets can already be met on identified 'developable' and 'deliverable' sites in sustainable locations within the Built-Up Area Boundary. This preserves the setting of an existing settlement outside the BUAB from unnecessary development, thus avoiding a Departure from the Development Plan, which would set a new building precedent in the immediate locality of this application.

A large black rectangular box redacting the signature of Patricia Cherry Coulter.

Patricia Cherry COULTER