

To the Planning Office
Arundel D.C.,
The Arundel Civic Centre
Maltravers Road
Littlehampton BN17 5LF.
F.A.O. Cian Cronin

Meadow Edge
Poling
ARUNDEL
West Sussex
BN18 9PU
22/7/13

Dear Sirs,

Land South of the Vinencia, Poling
Planning Application by Fargo

Ref: A/74/13

I am writing to you as I feel qualified to comment on the ^{above} application having practised as a Rural Chartered Surveyor in West Sussex from 1958 to 2003. Since 1985 I have lived within one mile of the A27 and currently live in the peaceful hamlet of Poling.

I was based in Chichester and Pulborough during my business career and became regularly involved in acting for owners and tenants of property affected by road improvements, on sections of the A27 between Brighton and Chichester. Schemes to bypass Chichester in 1975 and Arundel in the early 1990's never went ahead, and Worthing continues to be a bottleneck. I did not, however, have any involvement with the compulsorily acquired homes and planning blight that Worthing suffered.

As a Poling resident I use the A27 more than ever in my retirement and can see for myself how often gridlock conditions are encountered at Chichester, Arundel and Worthing. It is not surprising that the A27 carries so

- much traffic since, apart from the A272, it is the only East to West road along the length of East and West Sussex. To allow any new development with access to the A27, including this site under review is ~~potentially~~ ^{potentially} absurd until such time when the road ~~becomes~~ is properly upgraded to a standard to absorb not only the extra traffic movements, but also the existing traffic load. To make up for lost time many drivers, in their frustration, ^{unpleasantly} exceed the speed limit on this particular section so ~~the~~ ^{an} increase in serious accidents can be expected.

As a former Rural Surveyor and lover of the countryside, other points are worthy of comment:-

1. The loss of development of any farmland is sad. As it is, the U.K cannot feed itself and relies heavily on imports. I would be likely to support the development of brown field sites, if these sites cannot be restored to agricultural use - but upgrading the A27 must come first.
2. The proposed site would entail further severance into the countryside.
3. The site would inevitably increase noise and light pollution, and affect some of the amenities the villagers currently enjoy.
4. The villagers have to drive in ~~to~~ ^{to} visiting the rural atmosphere, even though, unlike our suburban neighbours, there is no street lighting, no bus service and no main gas and drainage. It was our choice to forgo these amenities.

3.

I am, therefore, objecting to this application based on the points I have made.

Yours faithfully

A black rectangular box redacting the signature of Mark Monkhouse.

(MARK MONKHOUSE F.R.A.C.S.(Ed))