



Dear Sirs

I wish to object to the permitting of planning application BN/50/20/PL

This green field site was promoted as potentially available for development under the HEELA scheme. As such, it only underwent a technical and theoretical assessment without consideration to any harm it's development would cause within its local context.

Extract from ARUN HEELA guidance.

1.6 The HELAA assessment is important evidence used to inform plan making but **does not in itself determine whether a site should be allocated for housing development.**

1.7 The HELAA is therefore, considered together with a wider evidence base for monitoring the adopted Arun Local Plan but **cannot be construed as committing the Council to allocate any particular parcel of land for a particular use, nor approve any application for development.**

The above qualifications are important as they confirm that this HEELA categorisation of the site does not confirm suitability for development, which should be tested by the planning application process, now in progress.

Application No BN /50/20/PL shows relatively intensive housing on a site outside village development limits and requires the full removal of its Fontwell Avenue frontage mature hedgerow and trees, as necessary to achieve required highway site line visibility. I believe that there are many reasons why this site should not be developed and few that could possibly support its permission. However, for me, this site's greatest importance is that of maintaining the rural landscape character of our local surroundings. It importantly separates the existing and forthcoming new housing, at Fontwell and Eastergate, and substantially adds to the quality the local environment of both nearby villages and to the welfare of associated local ecology.

Together with Nova Paddocks opposite, it provides the only remaining highly visible 'green field' link across the A29 road, south of the A27, that is not already committed to future housing development. It's mature boundary hedgerows and trees are visually imposing within public views for a significant length of the A29, south of Fontwell. Local villagers and incoming travellers cannot be other than impressed by this last remaining high quality rural landscape section of the A29. It's loss to housing will be noticeably very harmful, not just by the loss of highly visible 'green' landscape features but by helping to complete 'ribbon development' along the whole 6 mile length of the A29 from Fontwell to Bognor Regis.

The loss of this site to development will noticeably, adversely impact its surrounding landscape, ecology and the rural setting of adjacent villages. Such will be a high price to pay for just 42 houses, particularly, since the local villages area is already overwhelmed with thousands of new houses already committed under larger housing developments proposals promoted under Arun D.C. Local Plan.

I hope that our Arun officers and planning committee councillors will be very robust in assessing the harm that will result from this exceptional housing estate development application on yet another locally valued 'green field' site.

Yours sincerely,
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Sent from my iPad