

# REPORT UPDATE

**Application no:** AB/135/20/OUT  
**Page no:** 19  
**Location:** Land at Ford Road Arundel  
**Description:** Outline application with some matters reserved (except for access) for the development of 90 dwellings & associated amenity land, including land allocated for a community building & for a community allotment. This application affects the setting of listed buildings & affects the character & appearance of the Arundel Conservation Area.

## UPDATE DETAILS

### SECTION 106 HEADS OF TERMS

A copy of the S106 Heads of Terms Table was not attached to the committee report or the agenda papers.

#### Officer's Comment:

A copy of the Table is attached to this update report.

### ADDITIONAL OBJECTIONS

3 further letters of objection on the following grounds:

- 700 residents signed a petition asking the Norfolk Estate to re-consider their plans for development of this site.
- More people have opposed this development than have approved it through the Neighbourhood Plan.
- The density and the impact of the development on the local services and infrastructure is unsustainable.
- Development on green field land in this area is unsustainable.
- The site is a substantial distance from the train stations and bus services.
- There are plenty of smaller brownfield sites in and around Arundel that could provide affordable housing.
- The development would push more traffic onto Ford Road.
- Cumulative impact of developments at Climping, Ford Airfield and the A27 by-pass, would destroy the area.
- If granted, other landowners will selling their land between Arundel and Ford for housing development.
- The development would destroy wildlife habitats, including biodiversity corridors for bats.
- The site is very close to a flood plain and development may exacerbate future flooding events.

#### Officer's Comment:

These issues have been covered in the Officer's Report.