

P.J. Dean
10, OldPoorhouse Cottages,
Mount Pleasant,
Arundel.
BN189BD

Your Ref: OWPC18484
Our Ref: AB/36/18/PL 30-03-2018
Please ask for:
Mrs A Gardner

30th May 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Demolition of existing buildings & erection of a block of 46No. sheltered apartments for the elderly (comprising 22 x one bedroom apartments & 24 x two bedroom apartments age restricted to 60 years and over), with associated access electric buggy/cycle stores & refuse bin store & 32No. parking spaces. Resubmission of AB/77/17/PL. This application affects the character and appearance of Arundel Conservation Area
Blastreat Limited & adj Greenhurst Fitzalan Road Arundel

Thank you for your internet representation made on 29th May 2018 which has been recorded as '**an objection**' with the comments as follows:

Please consider my objection to the Revised Renaissance Company revised development proposal for the Blastreat and Greenhurst sites for the following reasons.

Accommodation: the proposed development provides a type of property that is already over supplied in the community and fails to meet the need for affordable housing, a current requirement of development regulations.

The reason is obvious for the type of dwelling and supporting physical and manpower provisions will result in service costs that could not be readily borne by occupants of economic housing. However, I suggest Renaissance could address this issue by splitting the development into two separate distinct elements with the Greenhurst site being used for affordable housing.

Parking: the development is now being designated as sheltered housing so this is used to set a low requirement provision of 16 bays to set against the 67 total for apartments using standard recommended figures. Further support to this approach is given by stating it is expected the age of property purchasers will be 79 years, which appears an extraordinary late time in life to be purchasing a new home.

No specific provision is allowed for the proposed mini-bus nor of the need to increase parking when an assigned bay policy is operated. The statement on parking also fails to acknowledge that on-street parking is not an overflow option because the narrow Fitzalan Road normally has no spare space.

I recommend that the developer is required to increase the capacity of on-site parking.

Stormwater Drainage: the current stormwater run-off flows into the low-lying front garden of Greenhurst, which acts as a holding pond/soakaway.

The proposed drainage system appears dependent on underground soakaway tanks that will empty by the water dispersing into the made-up and natural ground. The surface water falling on the car park is intended to migrate into the sub-surface via porous block paving and gratings. There appears to be no overflow facility to cope with an emergency.

It is necessary to emphasise that the proposed car park and surrounding areas will be significantly higher than the ground level of the gardens backing on to the development, therefore, in the event of storms exceeding the design parameters used these will be flooded. Very recent rainfalls have resulted in widespread severe flooding to urban areas causing considerable expensive damage and disruption.

Surely, regular such events must be anticipated so require Arun Council to protect neighbouring properties by instructing the developer to provide a secure overflow system and a verifiable maintenance procedure and routine to ensure the constructed system remains operating as designed.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning