

James Stewart
29 Tarrant Street

BN18 9DG

Your Ref: OWPC18732
Our Ref: AB/36/18/PL 30-03-2018
Please ask for:
Mrs A Gardner

12th June 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 11th June 2018 which has been recorded as '**an objection**' with the comments as follows:

The Arundel Neighbourhood Plan also highlights the need within the town for affordable homes for young families to be able to stay within their communities.

The site in question on Fitzalan Road, is made up of two adjoining properties Blastreat and a house called Greenhurst.

Greenhurst is a long empty house with quite a large unkempt garden.

Blastreat has been the site of a light industrial business blast cleaning and finishing industrial and architectural products since 1972. It comprises a number of buildings, the largest and oldest of which is the last complete part of Arundel's historic Swallow Brewery.

The current plans propose to demolish the Victorian structure and fill the entire site with a large four storey building providing 46 1-3 bedroom retirement flats with only 32 car park spaces.

Given that the whole site (including Greenhurst) is 0.39 hectare, this is a dwelling density of 125/Ha - normally comparable with large towns and cities.

The Neighbourhood Plan (NP) does include this combined site for development. The NP Site Assessments Report states in relation to the Swallow Brewery building that:

"The older building along Fitzalan Road is of some historic and architectural interest and may be capable of being retained and converted as part of the scheme."

This report goes on to suggest a dwelling density of 60/Ha would be appropriate considering the rest of the Town, this would allow for 24 dwellings on the combined site.

ADC's HELAA document also identifies the site for possible development with a lower density and suggests 10 dwellings on the old Swallow Brewery site and 10 on Greenhurst, just 20 in total at a density of 45 and 75 respectively.

Based on the current proposals I object strongly to this development based on the plans

submitted.

My objection to the scheme is based on:

- 1) Overdevelopment (dwelling density too high & building too big) of the site as outlined above. This will result in loss of light for neighbouring properties.*
- 2) The site is on a Flood Risk 3a zone, a factor not yet adequately allowed for in the scheme as presented, there will be constant drainage and similar issues with little green space on the site.*
- 3) According to the NP, and based on the 2011 Census, Arundel has 970 residents over 65. This is 27% of the population, compared to 17% nationally.*
- 4) There is already a surplus of retirement properties available on the market, and we have six managed buildings for older residents in the Town: Warwick Court; the Holmes Foundation; Martletts; The Priory; Caen Stone Court; and the Mustchin Foundation. Three of which are on or adjacent to Fitzalan Road, one more would further create the feeling of an older persons "Ghetto".*
- 5) There is a shortage of affordable homes for younger people which could be provided through shared ownership, housing association or similar on this site.*
- 6) Our medical centre, as many are, is already overstretched.*
- 7) The scheme as presented does not allow for adequate parking spaces nor does the entrance appear to allow for large vehicle entry for deliveries and more importantly for ambulances or other emergency vehicles. So care workers, family, and other visitors will necessarily have to park on Fitzalan Road which is already a difficult place to park.*
- 8) The current proposals call for the demolition of the old Swallow Brewery building. We would look for a sympathetic developer who would include these old buildings as part of the scheme, retaining an important part of Arundel's heritage intact as has been achieved to great effect with the Bevin and Bevin development.*

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