

Mark Gawley
28 Fitzalan Road
Arundel
BN18 9JS

Your Ref: OWPC18966
Our Ref: AB/36/18/PL 30-03-2018
Please ask for:
Mrs A Gardner

25th 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 24th June 2018 which has been recorded as **'an objection'** with the comments as follows:

Scheme has no visual redeeming features causing loss of a historic architecture, namely the Swan Brewery outer walls and traditional Sussex flint walls. Detrimental effect on the conservation area replacing it with a 3 storey monstrosity with no landscaping that is not sympathetic to the local residential properties or the town's appearance.

Buildings too significant a mass for the street scene and Arundel. The projected roofline is too dominant from Crossbush as you come down the hill. The views of Arundel townscape, Cathedral, skyline, roofline and its Castle are protected by Local Plans; but the scheme still commands dominance when viewed from certain viewpoints. Scheme not economically beneficial for the town's income as there are no young residents.

Construction during this time for residents and of Fitzalan Road, First Responders and local trades' vehicles is going to be severely disrupted by the construction of such a massive building scheme and subsequently. The turn space for large or over height vehicles is the other end.

The existing sewerage system for Fitzalan Road barely copes with both road rainwater run-off and the existing foul water. Southern Water refuse to invest in improving the system. Additional foul water will cause toilets backing up sewer ingress into gardens and the farmer's livestock field.. A Risk Assessment if there is flooding may render the Planning Authority liable to claims.

Fitzalan Road already has a Traffic Regulation Order (TRO) requested to protect residents, businesses and First Responder access especially on event days. Add the totally inadequate provision of 32 spaces for the 46 units proposed , carers and visitors for the site and Fitzalan Road will likely become gridlocked, TRO or not.

The application is based on 2 year old data for Retirement Housing needs likely to be met by the nearly complete building in Littlehampton. Arundel does not need to further skew its demography and local economy by non-contributory residents with an already unnecessary and unwanted scheme. Arundel's retail variety is insufficient for this scheme. Arundel already has demonstrable need for affordable and family based housing units with associated green spaces. There is no shortage of housing in Arundel because the neighbourhood plan has identified some 90 units and we were only asked to produce 50 units. Further sites have also been identified by locals.

The rights to sunlight and daylight for local residential properties is still to be reviewed for breach following this re-submission.

Unclear why the planning application was validated before the developers had supplied all the drawings. This must be explained, please. Inaccuracies on the plans i.e., neighbouring

properties missing windows affected by the development and topographical survey may not be strictly accurate.

Misrepresentation of the scheme benefits, Renaissance leaflet in support of this application says "It offers the release of under occupied family homes onto the local market." This is blatantly untrue. There is only a single dwelling house (Greenhurst) lost by this scheme. More importantly, the release of this single property does NOT release ANY under-occupied family home onto the market as the scheme is limited to potential buyers who are 60 years old and over.

Scheme for 46 units in breach of the Neighbourhood Plan which states site is suitable for 24 units based on density of surrounding schemes. Neighbourhood Plan encourages a mix of housing (not restricted flats) and, if possible, the retention of the old building(s).

Ignoring the Neighbourhood Plan would be a breach of the Localism Act and voters will question those accountable for their decision.

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