

D A Janson
44
Fitzalan Road
Arundel
West Sussex
BN189JS

Your Ref: OWPC19014
Our Ref: AB/36/18/PL 30-03-2018
Please ask for:
Mrs A Gardner

29th 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 28th June 2018 which has been recorded as '**an objection**' with the comments as follows:

My objections are as follows

1 I supported the Arundel Neighbourhood Plan which included proposals for building housing on brownfield sites for mixed use: to include some affordable housing, NOT for a building solely consisting of retirement properties. It seems that Renaissance have taken the proposal in the Arundel Neighbourhood Plan as a "suggestion" only, thereby overriding the need for affordable housing for all age groups. Furthermore, the Neighbourhood Plan states that the site is suitable for 24 units. If Renaissance choose to ignore the Neighbourhood Plan, this would be a breach of the Localism Act.

2 I am not satisfied that an acceptable plan has been made by Renaissance for drainage of foul water from the proposed building. I have written previously about the existing strain on the drainage and sewerage systems on this part of Fitzalan Road and Queens Lane.

3 Soil contamination: Blastreat has occupied part of the land for many years, carrying out metal treatment procedures with chemicals, which may have contaminated the soil over time. I have not seen any written results of soil testing to determine whether the land is suitable for building dwellings on this part of the site.

4 a) The revised proposal still shows a building which is too high for the location. It would block light from surrounding buildings, mostly homes, and cast shade on the road, which would contribute to ice hazards in cold conditions on a narrow and busy road corner.

b) The proposed entrance to the building would appear to be near this corner, which would be hazardous for vehicles entering, exiting and those passing by the site.

5 Car Parking: The suggestion of 32 parking spaces for 46 units is unrealistic. The existing retirement properties, for example, Martlets Court, have insufficient space for the carers, visitors and ambulances and paramedic vehicles which regularly attend the properties. Such visiting vehicles to the proposed development will have nowhere to park. Fitzalan Road and Queens Lane already suffer from parking problems.

I object strongly to this Planning Application. In the area from The Causeway to Fitzalan Road there are four existing blocks of retirement dwellings. The largest of these, Martlets

Court, has 40 flats, of which several are nearly always unoccupied. There is absolutely no need whatsoever for further retirement properties in this small area of Arundel.

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