

K Jones
6 Otmers Quay
Fitzalan Rd
Arundel
BN18 9JS

Your Ref: OWPC19255
Our Ref: AB/36/18/PL 30-03-2018
Please ask for:
Mrs A Gardner

11th July 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 10th July 2018 which has been recorded as **'an objection'** with the comments as follows:

I object to this development on the following grounds:

- 1. This development does not add anything to Arundel. It is a block of development that will detract from the town's character - it is a generic design which has little architectural merit. The token changes that have been made in this resubmission do not in any way create a design that is going to add benefit to our community. It will be intrusive to the local street scene, being both too large and too high.*
- 2. In Arundel we desperately need affordable housing rather than more retirement properties. This developer has failed to include any affordable element, contrary to both local need and local housing policy.*
- 3. The proposed development will be intrusive to the local street scene and will not add to a sense of community.*
- 4. The proposed development is being built on a site that has a history of flooding (at the Greenhurst end). The highest flood risk in this area is from street flooding rather than the river. Building the proposed development on this site will increase the risk of flooding to neighbouring properties.*
- 5. The proposed development will cause substantial loss of privacy to nearby properties. If this development goes ahead the properties at Otmers Quay would have multiple windows and glazed doors facing into their key living spaces and bedrooms. The development is so high that it would also allow residents to peer into our back gardens. There would literally be nowhere to go where we wouldn't be overlooked.*
- 6. The proposed development would result in significant loss of light to neighbouring properties. It would completely overshadow our home.*
- 7. There are significant road access issues between the main road through town and this part of Fitzalan Rd. The single lane access, the two blind bends, the lack of a pedestrian pathway and the existing problems of supermarket deliveries causing the access to be regularly blocked all make this site highly unsuited to another high density development.*
- 8. The proposed development has failed to protect the old Swallow Brewery buildings (part of Blastreat site) despite numerous local objections. This is a building worthy of protection and is an important part of the town's history. We should not allow it to be destroyed.*

Please, please do not permit this development to go ahead.

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