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Your Ref: OWPC19279
Our Ref: AB/36/18/PL
Please ask for:
Mrs A Gardner

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

(1 of 3)

The Town Council considers that the application is invalid, and the following objections are therefore submitted on a without prejudice basis to this position. In particular: -

1) The Council objects on the basis that the development for 46 No sheltered apartments as it is contrary to the provisions of the Development Plan, namely, Policy 5 of the Arundel Town Council's adopted Neighbourhood Plan which has identified the site for a development of approximately 24 dwellings comprising a mix of dwellings including affordable housing. Given that the Arun Local Plan 2011-2031 will have been adopted at the time the application is determined, the Council's adopted Neighbourhood Plan must be given full weight and the development should be determined in accordance with its provisions.

2) The Council strongly endorses the professional views of the Conservation Area Advisory Committee (the comments of the Council's current Conservation Officer not being available to view on line) that the building lacks adequate design quality and that the existing brewery buildings should be retained as a heritage asset (a request that the Town Council has repeatedly made but which has been ignored by the District Council); As such the Council objects to a proposed building that falls well below the quality and design that is required to ensure that it respects the exceptional architecture of Arundel's Conservation Area and its setting and, so, achieve the provisions of Policy HER SP 1 of the Arun Local Plan 2011-2031.

3) The site adjoins a nationally important conservation area and, by reason of its unsympathetic design, scale, massing and height it would harmfully detract from the exceptional architecture of the historic core of Arundel and its setting. Thus, it would conflict

with the guidance in the National Planning Policy Framework in that it fails to make a positive contribution to, but significantly harms, both the Conservation Area and its setting - thus also conflicting and being contrary to Policy HER SP 1 of the Arun Local Plan 2011-2031.

4) On the other hand, the existing building on the site contributes significantly to the setting of the Conservation Area as borne out by the former District Council's Conservation Officer; the Conservation Area Advisory Committee and English Heritage, all of whom, consider it to be a building of local interest and worthy of local listing. It is capable of reuse as demonstrated by a similar scheme in Little London, Chichester. As such the Council objects on the grounds that the scheme would result in the unacceptable loss of non-designated heritage asset contrary to Policy HER SP1 of the Arun Local Plan 2011-2031 and the advice in the National Planning Policy Guidance.

5) The Council objects on the grounds that the development would cause considerable harm to the appearance of the streets scene along Fitzalan Road as it comprises a bulky uncompromising three storey continuous mass of building that would extend along almost the full extent of, and be set in proximity to, the narrow road frontage of the site where it would dominate and tower above other more discreet and domestic sized buildings that extend further along Fitzalan Road

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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