



Arundel Town Council
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Your Ref: OWPC19280
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:

(2 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: -

6) The physical amount of development proposed and the degree of hardstanding required to provide associated parking and turning areas results in a cramped form of development where only very limited amounts of soft landscaping can be provided and where there are inadequate turning facilities for large vehicles. As such the proposal is too large to be satisfactorily accommodated on the site and represents an overdevelopment of the site that fails to reflect the more modest, spacious, verdant and suburban character of the development along Fitzalan Road

7) The poorly designed development would be prominently located in the forefront and against the backcloth of, the ancient, historic town of Arundel where it would dominate and appear incongruous in views from the bypass and footpaths and detract from the views of the townscape of Arundel, its castle, cathedral and its special setting contrary to Policy LAN DM2 of the Arun Local Plan 2011-2031.

8) Due to its overwhelming size, height and bulk it would result in a loss of sunlight; daylight and appear visually oppressive in neighbouring views from immediate properties adjoining and near to the site. Thus, the Council objects on the grounds that it would unacceptably harm the living conditions of neighbouring occupiers that they can expect to enjoy in this residential area.

9) Due to the number of units proposed and the poor internal layout of the development, it fails to provide for a level of accommodation that can provide natural light to all useable

rooms and, so the Council objects on the grounds that it would secure an inadequate and substandard level of residential amenity for proposed occupiers that would be inconsistent with that prevailing in the area.

10) As the development continues to propose charging residents for on-site car parking facilities, the Council objects on the grounds that it would indirectly result in a demand for on street parking in an area where such facilities are already in great demand, thereby leading to car parking congestion and implications for highway safety.

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