



Arundel Town Council
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Your Ref: OWPC19281
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:

(3 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: -

11) The lack of an adequate bellmouth radii for turning vehicles to clear the footpath at the access point; the failure to provide an immediate road network that is safe for use by mobility scooters and wheelchair users and the absence of adequate turning facilities that would enable large vehicles to exit in forward gear all give rise to conditions that are likely be prejudicial to pedestrian safety, particularly in this instance, where the accommodation caters for elderly occupiers.

12) There are serious surface water and foul drainage problems in the vicinity of the site. The Council is not satisfied from the evidence produced by the applicant that the proposed solutions to these dire problems are capable of being implemented and maintained for the lifetime of the development. Thus, the Council objects on these grounds as it considers that the development would unacceptably exacerbate the severe surface water and foul drainage problems and, thus, add to the problems currently experienced by local residents and unacceptably detract from the standard of living conditions that presently prevail in the area.

13) The development fails to provide any form of affordable housing for Arundel (to comply with the provisions of the adopted Arundel Neighbourhood Plan) or, alternatively, to accord with the District Council's Housing Strategy, which in terms of off-site provision elsewhere in the District or by way of a section 106 agreement would not be acceptable in any event to the Council given the full weight that should be applied to Policy 5 of the

14) The Council objects on the grounds that there is no need for any further accommodation for the elderly in Arundel. The application has been advanced on the grounds that there is such a need in the District but there is no evidence to substantiate a need in Arundel where an adopted Neighbourhood Plan has allocated the site for another form of housing and the emerging revision of the Neighbourhood Plan continues to allocate the site for a mix of dwellings including affordable housing. Thus, the proposal is contrary to the adopted and emerging revision of the Arundel Neighbourhood Plan.

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