

John R. K. Emly
5 Otters Quay
Fitzalan Road
Arundel
BN18 9JS

Your Ref: OWPC19775
Our Ref: AB/36/18/PL 30-03-2018
Please ask for:
Mrs A Gardner

28th August 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 24th August 2018 which has been recorded as '**an objection**' with the comments as follows:

24th August 2018

Dear Sir,

*Planning Application Number AB/36/18/PL -
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.*

I refer to the Planning Case Officer's email of 7th August. As one of the owners of No. 5 Otters Quay, Fitzalan Road, I wish to object strongly to the above planning application for the Blastreat and Greenhurst site. The reasons for my repeated objections are as follows:

- 1. Arundel's Neighbourhood Plan for 2014-19, supported by residents and the Town Council, allows for just 24 units on the site, of which 30% should be affordable.*
- 2. The proposed block will tower twice the height of neighbouring housing (in Queens Lane and Fitzalan Road), block light to houses and gardens, restrict views, and create an overbearing and oppressive loss of privacy and amenity.*
- 3. The proposed block will be highly visible and obstruct important views into and out of the Arundel Conservation Area. These views are protected pursuant to Area Policy 3 of the Arun District Council Local Plan.*
- 4. Not only is there insufficient car parking for the residents and their visitors in the proposed development, but the site is on the corner of a narrow street which is already dangerous given its use by large delivery vehicles and parking from end to end of Fitzalan Road on a daily basis.*
- 5. The density of the proposed development is excessive. It is close to and will be linked to an already overloaded major drain/sewer and, being on a flood plain, will increase the already serious risk of flooding to the surrounding area.*
- 6. Arundel is already oversupplied with retirement homes and, for the benefit of its longer-term future, needs affordable homes to either rent or purchase in order to attract more younger families to the town.*

I would like the above comments, supporting my objection to the current plans, to be taken into account when decisions about the application are being made.

John R. K. Emly

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. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. 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