

WILL MCLAREN-CLARK
MCC- UNIT 4, PARK FARM
CHICHESTER ROAD
ARUNDEL , WEST SUSSEX
WEST SUSSEX
BN18 0AG

Your Ref: OWPC19893
Our Ref: AB/36/18/PL 30-03-2018
Please ask for:
Mrs A Gardner

4th September 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 46 No. 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 & 32 No. 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 4th September 2018 which has been recorded as '**an objection**' with the comments as follows:

The site is supported within the Arundel Neighbourhood Plan (ANP) for redevelopment. The ANP has stated that this site would benefit from redevelopment from industrial to residential. However, the ANP asks for a 'suitable scheme' of approximately 24 units, comprising a mix of dwelling types.

In no way can the proposal (or its predecessor) be seen as suitable, flying in the face of the ANP. 46 dwellings are not even close to representing the 'approximately 24 units' in the ANP; 1 & 2 bedroom flats for the elderly cannot be deemed as a 'mix', whether appropriate to the area or not. The scheme also lacks a tenure mix, as it is 100% private, with no affordable (be it rented or shared ownership). Arundel is in desperate need of affordable homes. A scheme of approximately 24 units might reasonably be expected to provide 8 affordable units. Therefore, this scheme will remove all prospects of any affordable units being produced by this Neighbourhood Plan allocation.

The warehouse buildings along Fitzalan Road are historic and integral to the fabric of Arundel. There are plenty of award winning schemes which blend refurbishment with new build and it seems completely inappropriate to simply demolish these heritage assets. This scheme will have irreversible impacts on the Conservation Area.

The landowner has failed to bring this site forward in line with the Neighbourhood Plan in the last 4 years. It is clear that the landowners have the appetite to bring the site forward for redevelopment, however, it appears clear that this will only be done on their terms, for an inappropriate scheme. From experience the only reasons to fly in the face of an allocation would be to achieve an otherwise unachievable land value. There doesn't appear to be any evidence available showing that the landowners were unhappy with the original Neighbourhood Plan Allocation they received for approximately 24 units. Therefore, why not work with the Town Council to develop an acceptable scheme? If they are unhappy with the allocation then why not have it removed as part of the ANP review?

Arun DC's Local Plan has recently been adopted. Arun can now demonstrate a defensible 5-year housing land supply. The Arundel Neighbourhood Plan should therefore be afforded greater weight, albeit it is now over 4 years old. Arundel Town Council are remedying this by now taking steps to review their Neighbourhood Plan which is admirable. Arun need to be prepared to refuse this application and defend robustly at Appeal based on this.

The Neighbourhood Plan, supported by the new Local Plan needs to bear its teeth in this matter. The site is supported for redevelopment and no one is arguing against that principle. However, it needs to be appropriate. This scheme is inappropriate in so ways. The site is constrained and technically challenging. However, the impact that any challenges have on land value should not mean that the required scheme is to the detriment of Plan Policies, built environment and historic assets of the Town.

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