

Lee Marks and Lisl Zach  
3 Otters Quay  
Fitzalan Road  
Arundel  
West Sussex  
BN18 9JS

**Your Ref:** OWPC19926  
**Our Ref:** AB/36/18/PL 30-03-2018  
**Please ask for:**  
Mrs A Gardner

7th September 2018

Dear Sir/Madam

**Town & Country Planning Act 1990 (as amended)**  
**Town and Country Planning (Development Management Procedure) (England) Order 2015**

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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

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Thank you for your internet representation made on 6th September 2018 which has been recorded as '**an objection**' with the comments as follows:

*The proposed design for a 3-story block of 46 flats situated on the old Blastreat property will create a dangerous environment for current and future residents along Fitzalan Road and have a detrimental impact on its neighbours.*

*The proposed design does not provide an adequate set-back from Fitzalan Road. The only pedestrian walkway is on the opposite side of Fitzalan Road, and because its narrowness and existing obstructions, two people cannot walk side-by-side nor is it wide enough to accommodate mobility scooters and the like. Adding more elderly will only increase the pedestrian traffic at a point where Fitzalan Road turns sharply at a blind corner. Delivery lorries are often parked behind the Co-op, making that part of the road congested and dangerous. Vehicles picking up and dropping off passengers at the main entrance of the block of flats, as well as the lorries that will be picking up bins almost directly across from the entrance to Otters Quay, will add to the congestion and make access to Otters Quay difficult at peak times.*

*The size and height of the proposed block of flats will overshadow its neighbors, cutting off natural light along the northern side of Fitzalan Road. The noise generated by additional traffic and bins removal will certainly be heard in the bedrooms in Otters Quay that face directly on the proposed block of flats. Similarly, the dozens of windows and balconies high above the level of the current houses will reduce the privacy of the neighbours and create noise and light pollution. Given the proposed height of the block, it will be visible from all directions looking into and out of the town, which holds a unique charm as a destination to visitors because of the beautiful views obtained of the Castle and Cathedral when entering and views into the fields beyond from the town itself. The new block will dominate the landscape.*

*Arundel needs additional housing that is built on a size and scale appropriate to its current aesthetic. Furthermore, Arundel needs to encourage younger people who will become active in the community to move into the town. Luxury flats for the elderly will not enhance the vibrancy of the town. Also the retirement market in Arundel is already saturated with existing vacancies at Martlets Court and the other four retirement blocks in the area.*

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](http://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