



Arundel Town Council
Sue Simpson (clerk)
Town Hall
Maltravers Street
Arundel
BN18 9AP

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Your Ref: OWPC19872
Our Ref: AB/36/18/PL
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 comments made on 3rd September 2018 which has been recorded as **'an objection'** with the comments as follows:

4) On the other hand, the existing building on the site contributes significantly to the setting of the Conservation Area as borne out by the former District Council's Conservation Officer; the Conservation Area Advisory Committee and English Heritage, all of whom, consider it to be a building of local interest and worthy of local listing. It is capable of reuse as demonstrated by a similar scheme in Little London, Chichester. As such the Council objects on the grounds that the scheme would result in the unacceptable loss of non-designated heritage asset contrary to Policy HER SP1 of the Arun Local Plan 2011-2031 and the advice in the National Planning Policy Framework .

5) The Council objects on the grounds that the development would cause considerable harm to the appearance of the street scene along Fitzalan Road as it comprises a bulky uncompromising three storey continuous mass of building that would extend along almost the full extent of, and be set in proximity to, the narrow road frontage of the site where it would dominate and tower above other more discreet and domestic sized buildings that extend further along Fitzalan Road

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

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

A handwritten signature in black ink, appearing to be 'NC' followed by a stylized flourish and a period.

Neil Crowther
Group Head of Planning