

Rachel Aked
14 Queens Lane
Arundel
West Sussex
BN18 9JN

Your Ref: OWPC19961
Our Ref: AB/36/18/PL 30-03-2018
Please ask for:
Mrs A Gardner

13th 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 10th September 2018 which has been recorded as '**an objection**' with the comments as follows:

I object strongly to this proposed development on a number of grounds:

The town does not need further retirement developments and already has four large developments within a 100 yd radius of this site.

There is insufficient housing for young family in the area and affordable housing is most urgently required in the town.

The site is unsuitable due to the flood risk.... the site itself frequently floods and many previous applications for this site have been rejected for this reason. It would have severe implications to the flood risk of surrounding properties if granted.

The area has poor sewage and toilets/sewers frequently back up when the river is high and there is a high water table because of rainwater. The current sewage system will not be able to cope with the density of dwelling this scheme proposes.

Loss of Heritage as this scheme proposes to destroy part of the Swallow Brewery set of buildings, part of Arundel's rich industrial heritage.

The extreme height of the development will result in lost sight lines within the preservation area as well as property surrounding it. Indeed the view from outside the town will be distinctly altered.

There is insufficient and poor access to the site, and Fitzalan road is already overcrowded with no provision for off site parking. The site offers insufficient parking. The development is on a blind corner.

The Development will also overlook and intrude surrounding properties because of its unnessescary height.

Overall this project should not be allowed to proceed.

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