

Joan Woolley
Mallards 8 Fitzalan Road, Arundel, West
Sussex

BN18 9JS

Your Ref: OWPC15294
Our Ref: AB/77/17/PL 31-05-2017
Please ask for:
Mr D Easton

21st August 2017

Dear Sir/Madam

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

Demolition of existing dwelling & buildings. Erection of a block of 45 sheltered apartments for the elderly (comprising 21 x one bedroom apartments and 24 x two bedroom apartments age restricted to 60 years and over); with associated access, electric buggy/cycle store, refuse bin store & 34 parking spaces. This application affects the setting of a Listed Building & the character & appearance of the Arundel Conservation Area.

Blastreat Limited and Adjoining Greenhurst Fitzalan Road Arundel

Thank you for your internet representation made on 21st August 2017 which has been recorded as **'an objection'** with the comments as follows:

If one is in property development, I fully understand the necessity for making as much profit from an area of land as possible.

I also appreciate that Renaissance Retirement has consulted fully with local residents via a meeting at the Norfolk Arms, and a newsletter, and have sought to address our concerns.

However, given the location of the proposed development, there are some inescapable facts:

The existing drainage system, with pipes measuring no more than 150mm in diameter, might have to cater for an extra 45 residences. I do not know if to date they have been resolved, but properties in Fitzalan Road have had an ongoing problem with overflowing toilets.

The proposals are in a high risk flood plain, and on the plan there seems too much concrete, and too little landscaping. (I attach ten photos of 2012 flooding at Greenhurst. If there is no facility to attach photos with this comment, I will drop them through your postbox tomorrow - 22 Aug)

The plans in the newsletter show a pavement in Fitzalan Road opposite Otmer Quay, but the illustration shows no pavement. There appears to be no pavement on the corner, nor in the part of Fitzalan Road, leading to Queen's Lane. These are the most dangerous areas to pedestrians, dog walkers, and people with mobility scooters. Additionally, we have always hoped for speed bumps to slow the traffic down.

Pressure on parking areas continues to be a problem around here.

Planning permission has consistently failed to go the whole way at Greenhurst. Could it be that too many houses were proposed for too small an area?

For twenty-five years I have lived opposite, and a few feet from Fitzalan Mews, which is a Barrett Development on what was the old coal yard. It appears to work. There is a mix of 1 bed and 2 bed flats, two bed, three bed, and four bed houses, each with parking and garden. Some have garages. The appearance is pleasing, and in keeping with the surrounding area. Retired people, working people, first time buyers, some with children, live here. Some are owner occupied; some are rented. The height of the buildings does not overshadow the area. They are ground floor and first floor edifices.

I OBJECT to the current proposal, but would support a 'happy medium' plan: a similar development to Fitzalan Mews, each with a garden and parking which would fit sympathetically with the area, with some being available to people younger than sixty. In,

and around, Arundel, are Batworth Park, Caen Court, Westbury Lodge, Martlets, The Causeway, Warwick Court, and The Priory catering for a variety of requirements.

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 to 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

Neil Crowther
Group Head of Planning