

Gavin Gardiner
14 Queens Lane
Arundel
West Sussex
BN18 9JN

Your Ref: OWPC15296
Our Ref: AB/77/17/PL 31-05-2017
Please ask for:
Mr D Easton

22nd 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:

I strongly object to this proposal on a number of grounds:

Firstly that we do not need further retirement housing in this area of Arundel. There are already an number of blocks within just a few yards of this site that have been built within the last twenty years, and they are rarely if ever at full occupation. Indeed, Caen Stone Court still has a number of unsold flats from when it was built some 8 years ago. Clearly we do not need another block in this already over developed corner of Arundel.

Secondly, I object to the proposed demolition of the historic buildings on the Blastreat site, which formed part of Arundel's Swallow Brewery. A number of buildings relating to this remain on Queens Street and it is important that these buildings are conserved as part of Arundel's heritage.

Thirdly, the proposed development is huge and will totally dominate this corner of Arundel, blocking light from properties that it overlooks and obscuring historic views. It will have a large impact on this area of Arundel. It is overly large and overly high.

Fourthly, it is completely against what is in the Arundel Town Plan, that marks this site as somewhere for possible development in to individual private dwellings, as affordable housing for residents of the town. It is important that there is affordable housing for those who work and live in the town.

Fifthly, the Greenhurst site frequently floods, as do the surrounding roads as this area of town suffers from poor drainage. The drains are unable to cope with the existing level of waste and water, and building a large block of 45 dwellings will only make this worse.

Drains frequently back up, and water floods out on to the roads when the tide is high.

Adjoining properties gardens frequently flood in winter as this low lying corner of Arundel is barely a few feet above the water table.

I do hope that all of these factors will be properly considered.

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

Neil Crowther
Group Head of Planning