

Wendy Loveland
8 Fitzalan Road
Arundel
West Sussex
BN18 9JS

Your Ref: OWPC15299
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 feel that this proposed development is inappropriate for the area in that there are far too many dwellings and insufficient parking spaces for the inhabitants and visitors. This would create congestion and a dangerous area for pedestrians on a very busy and narrow corner on this road which is used by many very heavy goods vehicles serving the local trades. Cars already come down this road at an alarming rate as it is used as a 'rat-run' for people trying to avoid the over-stretched A27. I think that installing a number of speed humps would help to keep the speed down to an acceptable level.

The plans show a pavement around the development but it is not shown in the drawing submitted.

This is in a high risk flood area and the drainage for this road is already overwhelmed at certain times of the year and sewage back-up is experienced by many of the existing residents.

Whilst I do not object to a development on this site I feel there should be no more than 20 to 25 properties and in keeping with those already in the area and with adequate parking and a small garden area for the prospective residents.

Finally, why do we need more retirement flats when there are more than enough in Arundel already?

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