

Mark Gawley
28 Fitzalan Road
Arundel
BN18 9JS

Your Ref: OWPC15423
Our Ref: AB/77/17/PL 31-05-2017
Please ask for:
Mr D Easton

1st September 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 31st August 2017 which has been recorded as **'an objection'** with the comments as follows:

The requirement for even more sheltered accommodation to be placed in Arundel is not proven and will further unnecessarily skew the demography of the town even further away from full Community Charge paying people who keep local business alive out of season. The proposed capacity of the build will be more than the whole Arun DC will need for some time and will totally imbalance the demography of Arundel.

The build will not provide any accommodation for young persons or first timer buyers that the town desperately needs to support itself.

The build will provide more storm water run off (instead of some soak away capability as exists) entering an already virtually submerged and woefully deficient sewerage system serving Fitzalan Road. Indeed Southern Water have already publicly announced they have no plans to upgrade the currently struggling system. Now add the extra sewerage produced by the new occupants to the extra storm water - the outcome will not be good for the residents of the road nor for the farm field in Fitzalan Road and some properties that often gets contaminated by sewerage when the system backs up.

Electrical capacity of Queens Lane and Fitzalan Road is already suspect having had several failures over the years. In addition, the area is subject to several power cuts a year which will do nothing for lifts in such a property.

Another important issue is that of vehicles, parking and road capacity especially with a narrow access and commercial presence already requiring large vehicular access on a road which elderly pedestrians with limited mobility may share. The road bridge at the other end of Fitzalan Road further compromises First Responder access to the road.

The nature of Fitzalan Road will require people to cross the road very close to the sharp bends that already have limited visibility; this is further complicated by the unchallenged omission by Arun DC to allow Caen Stone to close the public right of way through the property forcing people to use the Queens Lane access to the Causeway where there is NO pedestrian capacity. This is patently unsafe already.

The extra residents in such dense numbers will create more vehicle demand than the proposed parking provision and will place even more pressure on an already tight parking problem in Fitzalan Road; Arundel Town Council are already aware of this issue and are assisting residents in providing safer parking conditions that also allow First Responder access.

The proposed building will change the the street scene irrevocably, losing the old Victorian style building and replacing it with a modern and unsuitable build which will dominate not

only the locality, but the view and the whole Arundel skyline across the whole valley by the sheer height (roof line) and size of the development. It is this current visual amenity that makes Arundel such an attractive place to live in and visit. Please don't ruin it by allowing this unnecessary and unwanted monstrosity to be built. The majority of residents and even the Town Council strongly object to its proposed presence and there is no evidence that it will be in Arundel Town's interests to site it here. Better that it should form part of a wider scaled dilution amongst the District. The area would be better served by erecting housing more sympathetic to the area and affordable for first time/young people to purchase.

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