

Peter Charles Waring
77, Maltravers Street
Arundel
Weat Sussex
bN189BQ

Your Ref: OWPC15446
Our Ref: AB/77/17/PL 31-05-2017
Please ask for:
Mr D Easton

4th 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 3rd September 2017 which has been recorded as **'an objection'** with the comments as follows:

I thoroughly object to this completely inappropriate proposal of building 49 units at the Blastreat site for the following reasons:

There are too many residential homes for the elderly in this area already, 5 homes are very close by with flats vacant at all times. There is more than enough accommodation for the elderly in Arundel. This town is in danger of not being able to function due to the lack of young people to work and help the town to thrive. We need low cost housing to encourage the young to move into the town, so as to get a good balance of all ages which will keep the town alive and vibrant.

The neighbourhood plan 2014-2019 states that this site had been earmarked for 24 units, with gardens, 30% of which must be for low cost housing. The proposal is for a density of 49 units which is entirely against the plan and against the remit for the Arun Conservation area.

The density and height of the proposed build at 15 meters is completely out of proportion is not compatible to other buildings nearby and in the town. The plan is not sympathetic to the historic town of Arundel and will overshadow surrounding buildings and the town generally.

The proposal is in a high risk flood area which has in the past been subject to flooding, the system is already overloaded and to cope with an extra 49 units would be completely unacceptable. Foul water has at times backed up and tankers have had to be called in to remove the effluent.

The site is on the corner of a busy narrow street, parking would become a huge problem with the amount of units planned. On road parking along Fitzalan Road would create very dangerous conditions for not only the elderly residents but also visitors and the people of the town

The facade of the Blastreat is an historic building originally being the Swallow Brewery, this is very much a part of Arundel's heritage and should be preserved. This facade should be incorporated into any future designs.

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