

Lee Marks and Lisl Zach
3 Otmers Quay, Fitzalan Road,
Arundel, West Sussex
BN18 9JS

Your Ref: OWPC15447
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:

We live directly across the street from the proposed retirement home in the Otmers Quay development, and we will be adversely affected if the proposed project is built as it is currently envisioned. The proposed project is much too massive and out of scale with the houses directly opposite. If built at the proposed height, the development will cut off sun to our front gardens. The doors, windows, and balconies facing north will infringe on our privacy and have the potential to create a disturbance. The noise from additional car and lorry traffic will be significant and cause more congestion on Fitzalan Road. The access to bins shown on the proposed site plan dated 08/08/2017 is directly across from Otmers Quay. Increased traffic on Fitzalan Road will make access to/from Otmers Quay more difficult.

Furthermore, Fitzalan Road is already a busy, congested street with inadequate pedestrian footpaths. The proposed development does not include a footpath along Fitzalan road from the new access drive (point C on the site plan) following the curve of the road around the corner to the end of the development opposite the rear of the shops on Queen Street (point E on the site plan). This stretch of Fitzalan Road is already congested by lorries making deliveries, especially to the Co-op, and is dangerous for pedestrians. Any new development along this stretch of Fitzalan Road needs to have a paved footpath adequate to accommodate not only pedestrians but also mobility scooters for the elderly and disabled. Currently, elderly residents along Fitzalan Road must go out into the main flow of traffic at various points. This is dangerous and will only become more so if there are more cars and lorries associated with the development blocking the street and increasing the level of traffic.

We favor development of the site with a much smaller number of units, set back from the road with an appropriate paved footpath, and with units that include affordable housing. A development of 24 units similar to the adjacent Fitzalan Mews would be ideal. Arundel does not need another retirement community; it needs to attract more young people who will add to the vitality of the town. The ideal development would also incorporate the existing Victorian buildings to preserve the character and history of the town. The character and history of Arundel are part of what make Arundel unique and give its residents pride of place. It is important not to impair that. As noted in a January 2008 Telegraph article on Britain's top 10 country towns, a town such as Arundel "has to be

master of its own outstanding landscape, a place where specialist shops have not been obliterated by chain stores - It will be padded with pretty Georgian or Victorian houses - a neatly wrapped package to delight the eye." The impact of the proposed development on the landscape of Arundel will certainly not improve the image.

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