

Maria and John Emly
5 Otmers Quay
Fitzalan Road
Arundel
West Sussex
BN18 9JS

Your Ref: OWPC15452
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:

As the owners of No5 Otmers Quay, Fitzalan Road, we wish to oppose strongly the above planning application for the Blastreat and Greenhurst site.

The main reasons for our objection are as follows:

- 1) Arundel's Neighbourhood Plan for 2014-19, supported by residents and the Town Council, allows for just 24 units on the site, of which 30% should be affordable.*
- 2) The proposed block will tower twice the height of neighbouring housing (in Queens Lane and Fitzalan Road), block light to houses and gardens, restrict views, and create an overbearing and oppressive loss of privacy and amenity.*
- 3) The proposed block will be highly visible and obstruct important views into and out of the Arundel Conservation Area. These views are protected pursuant to Area Policy 3 of the Arun District Council Local Plan.*
- 4) Not only is there insufficient car parking for the residents and their visitors in the proposed development, but the site is on the corner of a narrow street which is already dangerous given its use by large delivery vehicles and parking from end to end of Fitzalan Road on a daily basis.*
- 5) The density of the proposed development is excessive. It is close to and will be linked to an already overloaded major drain/sewer, and being on a flood plain, will increase the already serious risk of flooding to the surrounding area.*
- 6) Arundel is already oversupplied with retirement homes and for the benefit of its longer term future, needs affordable homes to either rent or purchase in order to attract more younger families to the town.*

We would like the above comments, supporting our objection to the current plans, to be taken into account when decisions about the application are being made.

*Maria J. Emly
John R.K. Emly*

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