

Adrian D'Cruz
No.1 Orchard Place
Arundel
BN18 9BP

Your Ref: OWPC15469
Our Ref: AB/77/17/PL 31-05-2017
Please ask for:
Mr D Easton

5th 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 4th September 2017 which has been recorded as **'an objection'** with the comments as follows:

The proposals submitted with application AB/77/17/PL appear to be in conflict with a number of policies in Arun's local plan and Arundel's Neighbourhood plan.

The current design and housing density is not in-line with the Neighbourhood plan that supports 24 units of which 30% should be affordable.

The outlook southwards from the conservation area will be severely interrupted in a negative way by a proposed building that will tower above all the surrounding trees and existing buildings.

The scale and design of the proposed buildings is not sympathetic to its surroundings and will interrupt natural light to surrounding properties and will also create a great deal of overlooking.

The existing proposals does not create sufficient parking for both residents and requirements for ancillary services.

Additional retirement housing does not address the local plan's requirement for a housing mix including affordable housing and the type of housing that will create economic growth for the local businesses.

As a local resident and due to the above points I strongly object to the current proposals.

Yours Sincerely

Adrian D'Cruz

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