

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:

I find it astonishing that a proposal for yet more retirement units in this location is even being considered.

Notwithstanding objections regarding the scale of this proposal, the impact on neighbouring properties or even the fact that Arundel already has too many retirement flats, might I also point out that back in October 2013 I reviewed the Neighbourhood Plan 2014 - 2029 and actually commended Arun District Council on this report. I emailed my only objection to the Plan to npd@arundeltowncouncil.gov.uk. This email was sent on 16th October 2013 and I include it below as a further objection to this proposal -

Regarding Policy 5: Land at Fitzalan Road (Arundel Neighbourhood Plan 2014 - 2029) - please note that road access to this site is via Queens Lane from The Causeway. This is a very narrow lane. We currently experience two problems -

1. Very large Co-Operative store delivery lorries are too high to pass under the A27 bridge entering Fitzalan Road and are forced to use Queens Lane in order to deliver to the rear of the Co-Operative store on The Causeway. This often leads to problems. Cars have been damaged by accident on frequent occasions, and the lorries often have to perform many forward/reverse manoeuvres negotiating this lane.

2. Farm vehicles from the Angmering Park Estate Farm at the end of Queens Lane frequently use the Lane.

As a result, Queens Lane is not only congested at times but also showing significant signs of wear and tear.

Therefore, development on the Fitzalan Road site will result in

- a) vehicles/lorries engaged in the development process encountering congestion, and causing further erosion/damage to Queens Lane*
- b) once complete, there will be an increase in the volume of traffic using Queens Lane*

There is a height restriction under the A27 bridge entering Fitzalan Road from the other

end, so I would like to see some comment or consideration on alternative road access arrangements for the Fitzalan Road site.

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