

Simon Rose
41 Torton Hill Road
Arundel
BN18 9HF

Your Ref: OWPC15476
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:

I object to retirement flats being built on this site, but support development in keeping with Arundel's Neighbourhood Plan. I make the following comments to support my objection:

Arundel's Neighbourhood Plan for 2014-19, supported by residents and the Town Council, allows for 24 units on the site of which 30% should be affordable;

Impact on neighbours: the block would tower twice the height of neighbouring housing, block light to houses and gardens, restrict views, and create an overbearing and oppressive loss of privacy and amenity;

Views from Arundel Conservation Area: the block would be highly visible and obstruct 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;

Light and noise pollution: over 40 windows, 59 doors and 15 balconies are planned to face northwards, overlooking neighbours and facing the Conservation Area;

Insufficient Car parking: 34 car-park spaces are proposed for 45 luxury flats. But with visiting family and staff such as cleaners, carers, and maintenance people, there would be an overspill into the overcrowded surrounding streets;

Building too many units on the flood plain in proximity to a major drain: The site is identified by the Environment Agency as an area of high risk;

Demolition of Victorian buildings: the proposal includes the demolition of one of the few remaining Victorian industrial buildings relevant to Arundel's industrial past;

Retirement housing: Five retirement blocks already exist within Arundel (with vacancies). AHA supports the construction of up to 24 cottages with private gardens and parking, sympathetically designed using quality materials. Up to 30% of the homes should be lower-cost housing to rent for younger families, which is vital for family life & the town's future.

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