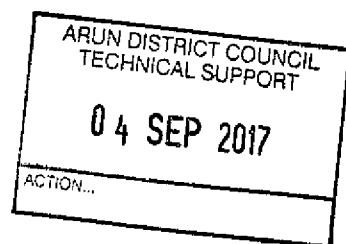




BLASTREAT and GREENHURST

Reference : AB/77/17/PL



4th September 2017

Dear Sir/Madam

I am writing regarding the above planning application.

I very strongly oppose the plans for the inappropriate "Structure" on this site.

Martlets Court and Caenstone Court have already been built on "Prime" sites with no consideration for local residents. The only people to benefit from such buildings are the developers.

"More Storeys"... "More Flats"... "More Profits"...

I have lived in Fitzalan Road for 25 years.

What do you have to do to be heard?

Water issues have been ongoing for years and to add more pressure to the sewerage system is crazy. Who!... thinks it's fine to tag more properties to an out of dated sewer that can't cope. More Properties...More Sewage...More Tankers...!

The Tankers can't help making a noise at night whilst doing their bit and thundering past to the turning bay and then back again.

Just another day in the life of Fitzalan Road.

I responded to the article dated Dec 15th 2016 in the Littlehampton Gazette in reply to the proposed building and The West Sussex Gazette published my letter. (I have attached copies)

I am in contact with Arundel Town Council regarding Sewage, Flooding and Parking. I enclose a copy of Southern Water meeting and survey from ATC to Fitzalan residents.

Parking in Fitzalan Road has been an issue for a long time. I sent an email regarding parking to ATC in the spring. My reply... "We will contact you in due course"...nothing to date .

Floodplain. I was always under the impression in recent years, because of flooding through out the country floodplains would not be built on. Due to the proximity of the river Arun I can't get cover for flood insurance, although I haven't to date had any problems, just worries. Will the "flats" be able to get insurance?

Planning was sought for a small plot of land next to the "Old Slaughter House" a good few years ago now. Residents of Fitzalan Road signed a petition and planning was refused . Our concerns, floodplain, sewage and again too many properties for plot and parking.

Another wealthy land owner wanting to make profit with no morals.

Finally I would like to add ;

I would prefer to see the "Blastreat Building" preserved as a listed building and converted into a museum of "Brewing" of which Arundel has a very rich history. Tours of the public houses that were and what are today. A winter attraction for visitors to Arundel when the castle is closed. I believe Arundel needs other attractions to keep the town alive all year...Parking would need to be in the Lido Car Park where spaces are not usually an issue. This would hopefully help Arundel businesses keep going during the leaner months.

Kind regards

Helen Watling

email;

Can you please confirm you have received this letter, many thanks.

Dear Sir

I am writing with response to the article dated December 15th 2016 regarding the building of 50 retirement apartments in Fitzalan Road Arundel.

As a home owner in Fitzalan (for over 25 years) and am well aware of the sewer and pumping station problems since 2008 (Southern Water contacted).

In 2009 untreated sewage flooded into gardens from drains and toilets backing up, with the obvious inconvenience and health issues. The "toilet" problem has been on-going.

Christmas Day 2016, toilet backing up yet again

Eventually called it a day and decided to open presents on Boxing Day at Mums' further along Fitzalan Road (with a working toilet).

I am writing this letter at 6.40am on Sunday 15th January....I have no use of a toilet yet again. (Reported to Southern Water on Friday 13th Jan morning). The drainage and sewerage system were to be upgraded to cope. Didn't Work !

Years ago despite being on a "flood plain" Barrett built a small estate on a previous coal yard (that ...I can remember). Otmar's Quay has been built and another factory close by demolished and a house built and planning permission sought for land next to the " old slaughter house " again for development. A local partition started due to the stretch on the drainage and sewers. Building did not go ahead.

"The Fitzalan Road Free Carpark"

The Lido has a sign to advertise the cheapest carpark in Arundel, well it isn't.... Fitzalan Road costs nothing and daily, cars and vans park who are not residents. During an "event" in Arundel Fitzalan Road takes the brunt of free parking.

The Holmes Foundation bungalows are for retired people, have a very small car park for residents cars only. Where do visitors park ? Like wise with 50 extra

appartments ?

What happens to the already overstretched drainage problems ?

Will future residents be able to get flood insurance on a " FLOOD PLAIN " Because I can't, although my property hasn't ever flooded.

I would very much like to see the Old Brewery restored and tastfully made into a residential property.

With " 3 Blind Bends" leading into Fitzalan Road, I drive with extreem caution as the road is so narrow, not ideal for excess traffic.

On some occasions I have been unable to exit Fitzalan Road due to artic Lorries reversing behind the CO OP.

Can the deliveries behind the CO OP not deliver to the front of the shop?

Preventing the thundering of artics down Fitzalan Road to turn at the end and return.

Over the years I have seen Fitzalan Road change from a very pleasant rural place to live to a road for everyone elses conveyiece.

Kind regards

Helen Watling

of pounds for shareholders of Post Office Ltd.

The fact that the government minister in charge is prepared to even

millions of people across the country.

Government ministers are not super beings as some people imagine, but are

situation.

If they have made past mistakes in their private lives or have currently problems, they are very vulnerable to intimidation.

More building in busy road

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Can the deliveries behind the Co-op not deliver to the front of the shop, avoiding the thundering of lorries down Fitzalan Road to turn at the end and return.

Over the years I have seen Fitzalan Road change from a very pleasant rural place to

live to a road for everyone else's convenience.

HELEN WATLING
Fitzalan Road Arundel

Dear Arundel Town Council

I am the resident at number 38 Fitzalan Road and over the years I had reason to call Southern Water on many occasions.

28/03/2017

Toilet not flushing away again...

A non return valve situated in the driveway at number 34 not working, S. W. electrics in the garage.

Fuse tripping as I witnessed with the engineer attending. CSMS ref :3770207. All three manholes in our shared driveway (with number 36) filled and going no where.

For the second time (by two different engineers) I have been asked if number 36 has an upstairs toilet ?

There is "building history" with this property that I can detail if required.

Previous visits

15/1/2017 CSMS ref ; 3745609

Toilet flush going no where.

27/12/2017 CSMS ref ;3740193

Toilet sluggish, late Christmas Eve.

Christmas Day cut short with now no toilet and Mum from number 50 had to return home.

Mum's in her 80s is disabled so has great difficulty walking so not able to sprint to use the loo.

Opened presents at Mums' on Boxing Day (moved all the catering also) to a house with a toilet that worked..

The pumping station at the end of the road has also received assistance with tankers pumping, sometimes all night.

It appears to be after heavy prolonged rainfall or very high tides?

I would like to add I noticed a warning by A.T.C on 20/01/17 that residents were advised not to use the footpath south of Fitzalan bridge from Penfolds place due to a sewage leak?

I could go on with "Water Issues".

Kind regards

Helen Watling.

(Sent to Arundel Town council)

I would appreciate your advice with the issues I have already mentioned.

Recently, further to my email ;

The "Tankers" have attended the pumping station (over night also) .

A Barrats House had a toilet flush going no where due to tree roots invading and blocking the waste pipes.

Outside The Holmes Foundation, Southern Water are still returning to try and rectify an ongoing leak after the instillation of a water metre (plastic pipes to original copper ones appear to be a problem).

I have also sent two emails to the Town Council regarding parking but to date have no acknowledgement. Will I receive a reply after a meeting?

I'm not so sure how this all works

kind regards

Helen



Dear Resident

Water and Drainage Issues

Following a number of reports about recent unfortunate incidents, we are writing to ask if you have ever experienced any issues in your property in Fitzalan Road regarding foul water drainage and associated toilet problems.

If so, it would be helpful if you would please let us have the details, including dates, so we can collate the information, put together a comprehensive case, and then discuss it with senior management at Southern Water with a view to persuading them to find a permanent solution.

It would be helpful if we could please have any information no later than 10th April. 2017

Please either e-mail us at: admin@arundeltowncouncil.gov.uk using the heading "Water Issues"

or write to us at:

Water Issues
Arundel Town Council
The Town Hall
Maltravers Street
Arundel
West Sussex
BN18 9AP

Many thanks

Arundel Town Council

From: [REDACTED]
Sent date: 28/03/2017 - 10:35
To: [REDACTED]
Subject: [more water problems!]

Dear Derek

To keep you updated, yesterday and the day before whilst taking a shower at approx. 6am my toilet started making bubbling noises.

Toilet flush still worked, just.

Today, now toilet will not empty. Called Southern Water approx. 10am, spoke to Tom.

Details of history found, waiting a call back within one hour for a visit time for an engineer to visit

Job reference number 3770207..

kind regards

helen

Meeting with Southern Water re Flooding.docx (17.9 KB) Download as pdf

< 1 / 1 >

Monday 15 May 2017

Meeting between Southern Water, Catherine Marriot (Customer Services - County Manager), Martin Jones (Engineer and day to day operations), Derek Waller, Councillor James Stewart and Carolyn Baynes.

Derek Waller had been in email communications with Southern Water over the past few months, this meeting was to follow up on all the Southern Water related issues affecting the Residents of Arundel and in particular the Fitzalan Road area over a long period of time.

Over a number of years there have been communications with Southern Water from Arundel Residents including a petition in 2009, Nick Herbert took an interest and also letters from individuals. Southern Water were to advise of it's future plans for improvement of the sewers in the area but have not done this.

In 2009 a pump with an anti-flood device was installed, the problem with this is that there are too many properties connected to this pump. The recommendation is 6-7 properties but in actual fact it currently connects to 14. A possible solution would be to fit a second AFD pump in.

There are repeat issues at certain sites e.g. (Malthouse Close, Fitzalan Road). To find the solution for this could be by checking the pump performance for the amount of flow. Currently the statistics are showing that this is working fine = based only on good weather.

In Queen Street there are 3 Retirement Properties, this adds pressure onto the system. With the Combined Storm Overflow, at times of heavy rain this spills out.

If the CSO is fully working then all should be well, however, the Flat Valves should be regularly serviced. Southern Water are to check to see if this is being done.

Southern Water stated that as it stands the Pumps/CSO are at a high percentage of capacity and if there were to be additional building in these areas it would cause a strain. Southern Water are not statutory consultants for Planning so would only be asked to make any comments on 10 or above new properties. The weight of their comment would be made on the basis of a capacity check, they would be able to make suggestions, recommendations or conditions.

In Fitzalan Road there seems to be more blockages with the pump failing and unuseable sanitation - this is more difficult with the Elderly residents in this area.

With prolonged wet winters, all issues become far worse.

In summary, Southern Water have agreed to push forward a possible second AFD, check on the pump performances and share the planned maintenance schedule.

SENT TO: A.T.C

Dear Sir

I would like to add the following to my comments regarding parking along Fitzalan Road;

7th March 2017...Delivery of chipped bark.

Lorry with standard lifting equipment needed to deliver the load.

Knowing the parking issues I arranged to use my neighbours estate car to park and block a space to allow the delivery and kindly moved their car at 7am.

JUST AS WELL...no turning available. The delivery was 7.30am.

I would very much like to hear feedback.

I also attach pictures of Fitzalan Road on Easter Saturday, parking on both sides now extending further.

Holmes Foundation blocked and also the following morning at 8am as I left for work

The BN58 white van continues to park hard against my drive way blocking visibility and others.

kind regards

Helen Watling

News

Flooding fears heaped onto flats controversy

Michael Drummond
news@littlehamptongazette.co.uk
01903 282308

Flooding fears have been raised over the proposals for 50 new flats in Arundel. Controversial plans for construction in Fitzalan Road have caused concern among many Arundel residents.

Retirement property specialist Renaissance Homes is seeking permission to build up to 50 sheltered apartments for the elderly.

In order to make room for the three-storey property, a Victorian-age industrial site would be torn down, along with the house next door.

Hotel housekeeper Helen Watling, 55, a resident of Fitzalan Road, has raised a range of concerns about the possible development. In a recent letter to the Gazette, including that the flats would be built on a floodplain.

"When I moved it was a quiet residential road," she said, adding it is now used as a convenience for everybody. Her house has been beset by plumbing issues over the



An artist's impression of the Fitzalan Road development

years, including blocked toilets and flooded drains. Her mother, who lives in the same road, said she has had her garden flooded with sewage more than once.

"More and more keeps being added to the system without the underlying problems being addressed.

There is already two lots of high flats been converted into properties for the elderly

"Our initial research has not revealed any deficiencies with existing utility services. That is not to say other properties [are] not experiencing localised drainage issues," he said.

"We will ensure our proposal does not exacerbate that situation."

"With regard to flood risk, the area was the subject of a Strategic Flood Risk Assessment as part of the Neighbourhood Plan."

"This identified the existing and proposed flood defences are such that the additional housing proposed can take place without risk of flooding subject to a minimum ground floor level."

The Environment Agency would not comment on the specific development, as an application has yet to be submitted. However a spokesperson said the site has a high probability of flooding from rivers.

"It is a requirement that any planning application submitted for development is accompanied by a Flood Risk Assessment."

on that corner," she added, questioning the need for the new apartments.

"I just think it is going to cause more and more congestion. If we are going to get another 50 flats where is everybody going to park?"

Peter Tanner, planning director at Renaissance Retirement, said the drainage authority would be scrutinising the plans.

Dear Sir

I sent an email recently regarding parking in Fitzalan Road, I trust this was received.

I have attached pictures of a typical days parking (28th February 2017 at 3.45pm) .

My drive way is immediately after "the" same white van that constantly appears and is sometimes left for days.

The pictures "from" my property were taken in March last year.

I would like to raise the following issues and would appreciate a reply.

As is evident the opposite side of the road is already starting to be used after the clearance of the verges and hedgerow. The 'grass' verge is progressing into mud. Parking on this side will only get worse once the Arundel Events start and the town gets busier.

The Holmes Foundation Retirement bungalows;

Visitors have no allocated area.

Limited private parking is provided and residents trying to exit into Fitzalan Road often have a blocked view of the road. Fitzalan is also used as a cut through and traffic is travelling too fast.

Speed bumps perhaps may stop this ?

Outside these properties there are no parking bays for ambulances (Warwick Court has).

If the fire brigade were to be called the road would effectively be closed. I have experienced trying to reverse back around a blind bend with other cars behind doing like wise to exit Fitzalan at the other end onto the A27.

If a Co op articulated lorry is making a delivery can a fire engine pass? Can a fire engine get under the bridge at the other end of Fitzalan Road or squeeze between parking on both sides of the road and deal with an emergency and total road chaos ?

Does 'Somebody' have to carry out Risk Assessments?

Regarding Health and Safety, I would like to mention that when the cutting of the verge and hedgerow was carried out it appeared safety to others was ignored.

No warning signs or cones, debris from the chewed up hedgerow wood was thrown to the opposite side of the road and after recently having the gutters cleared splinters of wood found up there also.

I have also cleared the litter from the opposite side of the road. K F C packaging, take away coffee cartons etc outside my property. Can Fitzalan not have a rubbish bin for Arundel residents passing? I think this would also help with litter problems.

I look forward to receiving your comments

kind regards

Helen Watling

Dear sir

I have been a resident of Fitzalan Road for 25 years and have seen a very pleasant rural road turned into a free car park and a convenience to all.

The Lido is not the best value car park in town. Fitzalan Road is, it's free and cars and vans park all day. Often cars and large white vans park hard against my drive entrance blocking all visibility to pull out.

Fitzalan road being used as a cut through means traffic travel at a reasonable speed and I must enter the road with caution.

A lot of the vehicles parked are for people non resident to work in Arundel. The Lido car park remains for the majority of the time virtually empty.

Can an area of this car park not be reserved for "Permit Holders" to park and pay annually at a subsidised rate? This would utilise the car park and add a little revenue also.

To visit anyone at the Holmes Foundation offers a challenge as parking is impossible close by.

During the summer and special events I struggle to find the end of my driveway for parked cars. Vehicles parked on both sides of the road. Just recently the hedgerow and blackberry bushes etc have been hacked back with total disregard leaving a more attractive verge to park on.

I strongly believe double yellow lines should be continued along Fitzalan Road opposite the properties to control parking. The opposite verge is already being used to park, churning up mud since the carnage of the hedgerow. Perhaps some young trees could be planted now the hedgerow has gone and this might help to block out the now very nice view of the A27.

Despite being south of the river we are still part of Arundel.

Kind regards

Helen Watling

From: [REDACTED]
Sent date: 15/05/2017 - 12:16
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: SW Water Issues

Dear Helen,

Just to let you know that the ex-Mayor (James Stewart) and I had a very good meeting with Southern Water this morning.

We rehearsed the problems with them, and there was no dispute.

They agree that the whole of the Fitzalan Road system should be looked-at, and that it needs a maintenance review as well as possibly some upgrading.

We ended the meeting optimistic that something will happen – although it may take weeks/months rather than days to achieve, especially if money has to be spent outside the expected and budgeted work.

They have promised to keep me updated re progress, and I will of course let you know as soon as I hear anything.

So, please be patient – a solution is in hand.

Kind regards,

Derek.