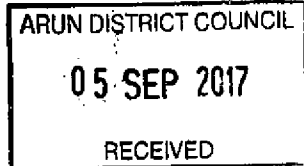


44 Fitzalan Road
Arundel BN18 9JS



Development Control
Arun District Council
The Arun Civic Centre
Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

3 September 2017

Dear Sir

Re **Planning Application AB/77/17/PL**
Blastreat and Greenhurst, Fitzalan Road, Arundel

I am writing to inform you of my objections to the above planning application.

1 As a citizen of Arundel, I supported the Arundel Plan, which included proposals for building housing on brownfield sites for mixed use: to include some affordable housing, NOT for a building solely consisting of retirement properties.

2 I am concerned that not enough provision for drainage has been included in the proposal by Renaissance. This area of land, particularly the site of 'Greenways', floods easily and frequently during heavy rainfall and at high tides. A quote from Application AB/77/17PL reads:

"Foul Water It is proposed to discharge the foul drainage from the site into the existing 150mm public foul sewer in Fitzalan Road."

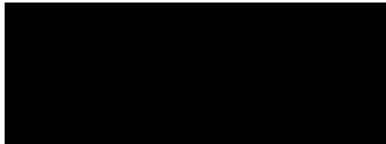
This would put further strain on the existing drainage and sewerage systems on this part of Fitzalan Road, stretching from (and including) Queens Lane all the way to the A27 bridge, which suffers from drainage and sewerage problems at times of heavy rainfall and/or high tides. At such times, residents can be left without toilet flushing facilities and adequate drainage, often for periods of more than 24 hours. The only way to remedy this situation is for Southern Water to provide tankers at the pump, to draw away the excess water and sewage. These tankers, which are noisy, have to run throughout the night in order to do this. Clearly, the drains on Fitzalan Road are already under strain and, at the time of writing, with no evidence that they will be improved in the foreseeable future, cannot take any increased discharge into the system, which would ensue from the building proposed in Planning Application AB/77/17/PL, without the likelihood of continued breakdown and the resulting distress and inconvenience to residents.

3 Another concern is the area of the land currently occupied by Blastreat. I have seen no evidence that the soil has been tested on this area, which for many years has been used for metal treatment with various chemicals, which may have resulted in contamination of the soil, thus possibly rendering it unsuitable for the building of dwellings.

4 The proposed height of the building would block light from reaching surrounding properties and would also cast shade on to the road. In winter, during cold spells, parts of Fitzalan Road become frozen and impassable on foot. The shade caused by the proposed development would create another icy hazard, on a busy corner.

For the reasons set out above and because of the heightened flood risk to surrounding properties, I wish to object most strongly to this Planning Application. I am concerned that I have to write yet another letter such as this. The section of Fitzalan Road from Queens Lane to the A27 bridge seems to have become a target for planning applications over recent years. I do not understand why Arun District Council is still receiving planning applications for over-development such as this one. Planning Application AB/77/17/PL, for 45 flats on this site, is clearly over-development and therefore inappropriate to the area.

Yours faithfully

A solid black rectangular box used to redact the signature of Mrs D A Janson.

Mrs D A Janson