

Tania Woodburn
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Arundel
West Sussex
BN18 9HL

Your Ref: OWPC15509
Our Ref: AB/77/17/PL 31-05-2017
Please ask for:
Mr D Easton

7th 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 7th September 2017 which has been recorded as **'an objection'** with the comments as follows:

I wish to make known my objection to the proposed development for several reasons.

The property known as Greenhurst has always suffered with the garden flooding due to it being situated on a low lying flood plain and it's proximity to the river. Should the development go ahead this will then cause the flooding to shift presumably to the gardens of the properties in Queens Lane.

The development is too large for the site it will alter the view of the town as due to the size it will be clearly visible. It will also impinge on the privacy of local homes and cause additional light pollution to this area.

The town plan that was agreed upon states that this area should be redeveloped with only up to 24 properties.

Previous applications for the development to Greenhurst have either been withdrawn or declined.

We do not need any more retirement accommodation in the town as we already have several blocks some of which have flats available, what the town needs is affordable housing so that children from local families might actually be able to afford to live here rather than turning the town into one large retirement hub.

The geography of the town does not lend itself to the elderly as the doctors surgery and chemist are some distance from the proposed development and the hills of the town and narrow pavements are not suitable for the elderly and infirm.

The doctors surgery is already burdened with work which equates to having to wait almost a month for general appointments.

Access to the development from the town side is via a small road which already has to contend with delivery lorries and I feel that an increase in traffic would cause major problems as there are 2 blind bends.

These are just some of my objections as to why the development should NOT be built.

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