

James Stewart
29 Tarrant Street

BN18 9DG

Your Ref: OWPC15504
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 6th September 2017 which has been recorded as '**an objection**' with the comments as follows:

Dear Sir/Madam.

I object to the plans for the Renaissance Retirement flats proposed for development on this site for the following reasons:

- 1) The plans are contrary to the Arundel Neighbourhood Plan which was supported by the residents of Arundel, the Town Council and adopted by ADC. This proposes a mix development of up to 24 dwellings on the two sites, which is based on the normal dwellings per hectare, which brings me onto the second point..*
- 2) The plans as submitted represent over development of the site, with a building which would dominate the skyline of Arundel and affect sightlines from several view points into and from the conservation area (protected in the ADC Local Plan Area Policy 3) and South Downs National Park. The block would tower twice the height of neighbours in Queens Lane and Fitzalan Road, block light.*
- 3) There is insufficient parking allocated for the site; 37 for 49 luxury one and two bedroom flats. Visiting friends, family, cleaners, support workers and maintenance vehicles would necessarily have to park off site further along Fitzalan Road or other areas adding to the already recognised parking problems highlighted by both residents and visitors. There is a current TRO in place to add further double yellow lines along Fitzalan Road to halt the already parking burden opposite the bungalows where people currently park on the grass verge, the development here without adequate parking will only make this worse.*
- 4) The site is on a flood plain, and this plan has insufficient green garden space exacerbating run off issues etc. The site is recognised by the Environment Agency as an area of high risk of flooding.*
- 5) The plans require the demolition of one of the few remaining Victorian industrial buildings related to the old Swallow Brewery. Such buildings should be preserved in any development not destroyed. I have identified at least one developer who would be pleased to work on the site and retain these valuable assets of the Town. Once they are gone they cannot be replaced.*

6) I am not against buildings for retirement properties and am for providing for this need. However there is a surplus on the market in Arundel now in the five retirement properties within the Town. in addition our Neighbourhood Plan State of the Town report reported that we already have a higher percentage of older residents than the national average. I would like to see the current places filled and policies put in place to help people stay in their own homes for longer rather than building these fake communities drawing in residents from elsewhere and breaking up further the social cohesion which is currently very strong in the town across and within all age ranges.

7) Finally, I do think that the addition of this number of properties will put a huge strain on already limited and over capacity services such as drainage, sewerage as well as the Arundel Surgery.

I do hope that ADC Planning Committee will turn down these plans and allow development on this site as envisaged in our Neighbourhood Plan, under the Localism Bill and as we were encouraged to do so by Karl Roberts himself.

It would be a travesty if we had gone through the Neighbourhood Planning process for over two years only for the terms contained therein were put aside for what is clearly a financially driven and speculative development plan,

Thank you

James Stewart

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 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