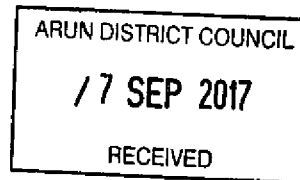


Planning Applications

Arun Civic Centre

Maltravers Road

Littlehampton, BN17 5LF



14 Queens Lane

Arundel BN18 9JN

**Application Ref: AB/77/17/PL- Blastreat/Greenhurst Fitzalan Road,
Arundel**

Dear Sir

I am writing to lodge my formal objection to the above proposed planning application submitted by Renaissance Retirement.

I object to this proposed development on a number of grounds as follows:

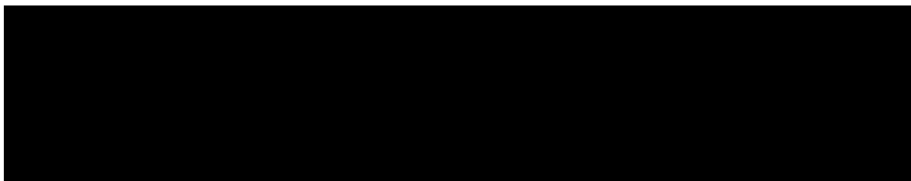
- I do not believe that there is a need for a further development of this nature in the town. We already have three similar blocks just feet away from the proposed site, some with units remaining unsold. I do not believe that there is a demand for it.
- It will have a negative impact on the area and the views in and out of the conservation area
- The scale of the proposed building is huge, it is very high and far larger than the existing buildings that it will replace and overlook. It will block light from properties opposite and dominate the skyline.
- There is insufficient drainage in this area of Arundel, and being so close to the river this land frequently floods during the winter, and is slow to drain due to the underlying clay, and the high water table.
- This development will place the surrounding buildings at an increased risk of flood. The proposed underground soakaway under the building will likely drain in to the lower lying gardens of the adjoining properties.
- This is a busy road with many delivery vehicles visiting, and I do not believe that the points of access to the site will be suitable either for removal or delivery vehicles, or for pedestrians or the invalid buggy's that the residents will apparently use.
- This site has been earmarked in the Arundel Neighbourhood Plan as a possible site for affordable dwellings, a development of small houses at a far lower density than this developer plans. This town needs more homes suitable for the young who can seldom afford to remain in the town.
- There is no provision for pedestrians to walk on pavement past it, and the pavement on the opposite side of the road is marginal and at points non

existent. This is a busy road with two blind bends that frequently gets snarled up with delivery vehicles, especially large lorries delivering to the COOP supermarket.

- Parking I believe is insufficient for the number of units proposed. Because people are older does not mean they are without cars, especially when the bus service from the town is so poor. I understand that The Institute of Advanced Motorists predicts that the number of male drivers over 70 will double, and the number of female will treble over the next twenty years.
- I note that plans for the Greenhurst site have been submitted numerous times over the years and always have been rejected or withdrawn. If that site was unsuitable for development then, then why would it be considered suitable now??
- The block proposed will dominate the skyline of this side of the town, and dominate the views in to the consevation area from the surrounding roads and countryside. It will obscure views of historic building within the town itself.

I hope all of these points will be considered at the appropriate time and the application will be rejected.

Yours sincerely

A large black rectangular box redacting the signature of Rachel Gardiner.

Rachel Gardiner