

Cllr. Paul Dendle

Budds Corner 84 Burpham West Sussex BN18 9RH



Planning Department
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

22nd September 2017

Dear Planning

Re Planning application AB/77/17/PL.

As Ward Councillor I wish to object to this development on the grounds on several issues

Firstly the sewage system along Fitzalan Road is completely overloaded and results in raw sewage overflowing into residents gardens, if you build additional properties before you deal with this issue, then there will be public health issues. So any permission should be mindful of this and have as a condition either major work by Southern water as a prerequisite of starting work or a sewage treatment plant on site to deal with the developments sewage.

I also object to this development based on the flood risk, it would exasperate an existing poor situation and the present Environment Agency definitions of flood risk are directing developers to build property that does not require Mortgage Finance.

I refer to - <https://flood-map-for-planning.service.gov.uk/summary/501925/106913>

I am concerned at the general streetscape with properties either side of the Corner being 4-5 stories high, blocking out daylight and giving a claustrophobic feel to the street.

The type of property is critical, I am concerned regarding community cohesion with having so many buildings catering to older residents within such a small area, there are still new built properties up for sale that have been there for a considerable amount of time at Caen court. This development will add to the critical pressures on local doctors surgeries

The contribution to affordable housing the developer is making, i am asking that as a condition this be used within the parish of Arundel to help local residents with the housing issue.

Finally on parking, there are less parking spaces for the building and as these are retirement properties, at critical times (Weekends, festivals etc) there will be an impact on parking in

Fitzalan road, so maybe additional parking should be required as a condition in this development if permission is granted.

Cllr Paul Dendle

Arundel & Walberton Ward Councillor, Arun DC

Date 22/9/17