

12 CONSERVATION

- 12.1.1 The existing building at 14 Fitzalan Road, which forms part of the application site, is occupied by a remnant ancillary building of the former Swallow Brewery, the main complex of which occupied the north side of Fitzalan Road and fronted onto Queen Street. The Swallow Brewery closed in 1922 and towards the end of the 20th Century the main complex of brewery buildings were partially demolished/converted for retail, commercial and residential development leaving the remnant ancillary building which has undergone various changes of use and internal alterations since 1922.
- 12.1.2 The remnant building has not been formally identified by the Council as a heritage asset and is not referenced specifically in any of the relevant policies of the Local Development Framework, nor in the Local List. The NPPF requires that heritage assets should be formally identified and not determined on an ad hoc basis.
- 12.1.3 In terms of Policy 5 of the Arundel Neighbourhood Development Plan (April 2014) it states that *'The Neighbourhood Plan will support proposals for housing development of approximately 24 dwellings at Fitzalan Road, comprising a mix of dwelling types, as shown on the Proposals Map'*. The Council in adopting the Neighbourhood Plan would have been aware that that amount of development could only be accommodated on the site of No.14 and Greenhurst with the demolition of the existing buildings.
- 12.1.4 Furthermore, both the adopted Arun Local Plan (October 2014) and the adopted Neighbourhood Plan identified a schedule of those buildings of local interest which the policies of those Plans seek to protect. In preparing the schedule of buildings of local interest it is not without significance that No.14 Fitzalan Road was not included, which is not surprising as the site has been identified in terms of Policy 5 of the Neighbourhood Plan as a site where housing redevelopment is to be encouraged.
- 12.1.5 During the processing of the earlier planning application AB/77/17/PL a third party third party requested Historic England to assess the existing building on the site of Blastreat at 14 Fitzalan Road for listing. In their assessment report dated 13 April 2017 Historic England found as follows,

“...The Swallow Brewery has clear local historic interest, as a link to a once major industry and ties to a prominent local family. However, the former brewery building which is the subject of this assessment is one of the last remnants of a once substantial industrial complex. Furthermore, subsequent alteration internally, including the loss of any fixtures and fittings related to its original use, mean that the historic interest does not outweigh the lack of architectural interest and the loss of context.” (Emphasis, own)

12.1.6 After examining all the records and other relevant information and having carefully considered the architectural and historic interest of this case, Historic England found that the criteria for listing are not fulfilled; that its function as part of a locally significant brewery complex is no longer clearly demonstrated and in isolation does not have the special architectural or historic interest to merit listing for the following reasons,

- *“Architectural interest: built of standard materials to a simple design, the building is typical of its type and date, demonstrating little architectural interest or innovation;*
- *Alteration: internally the building has been subdivided, and no original fixtures or fittings relating to the brewery process remain;*
- *Context: none of the associated brewery buildings survive, obscuring the role and purpose of this building.”*

12.1.7 A further request was made by a third party for Historic England to re-assess the building for listing, alleging that Historic England had been “misled” in their original assessment by the heritage appraisal submitted by heritage consultants WYG on behalf of Renaissance Retirement Ltd. Historic England carried out a further assessment and by letter dated 26 October 2017 advised that the Secretary of State for Digital, Culture, Media and Sport had considered their advice and recommendation and decided that the building does not have the special architectural or historic interest to merit listing.

12.1.8 The site is however located adjacent to the Arundel Conservation area and there are listed buildings nearby. Therefore the loss of this building and its proposed replacement may affect the setting of the designated heritage asset. Accordingly, the proposed revised scheme has been informed by a further assessment the potential impacts on the historic built environment arising from the proposed development. For the sake of brevity I shall not repeat that assessment here but would refer to the accompanying Built Heritage Statement dated March 2018 prepared by WYG on behalf of the Applicant.

- 12.1.9 In summary, the Built Heritage Statement assesses the building at 14 Fitzalan Road against Criteria 1, 3, 4 and 5 of Arun District Council's 'Buildings or Structures of Character' SPD (September 2005) and finds that the existing building has only a limited level of significance when considered against that criteria, primarily stemming from its association with the lost Swallow Brewery, rather than physical architectural merit. Considering the existing buildings lack significance in their own right, this limited significance is considered insufficient to warrant the retention of the building. As such, the degree of harm brought about by their removal should be mitigated by an appropriate level of recording secured by condition and balanced against its low level of significance and the benefits of the scheme, in accordance with Paragraph 135 of the NPPF.
- 12.1.10 Furthermore, for the reasons set out in the Built Heritage Statement accompanying this application the proposed scheme will have no impact upon the significance of Arundel Conservation Area, Arundel Castle or any of the nearby listed buildings. There is no intervisibility with those nearby listed buildings and the proposed development will have no impact upon their setting or significance. As such the proposed development will preserve the special interest of those listed buildings and the significance of the Arundel Conservation Area.
- 12.1.11 Notwithstanding the above, the proposal will deliver the sustainable residential development of this brownfield site with much needed housing for the elderly, for which the NPPF acknowledges there is a 'critical need'. The benefits delivered by specialist retirement housing are detailed in Chapter 5 of this Planning Statement.

13 Design Rationale

13.1.1 The Design and Access Statement illustrate in detail how the contextual analysis of the area and the identified constraints and opportunities has influenced the development of the proposals. This thorough analysis has led to the proposals being well designed and respectful of the character and identity of its surroundings.

13.1.2 The proposals will contribute positively to local distinctiveness and sense of place, being appropriate and sympathetic to its setting in terms of scale, height, density, layout, appearance, materials, and its relationship to adjoining buildings.

13.1.3 As referred to above, in discussions with the Planning Officer in respect of the earlier (now withdrawn) planning application for the development of this site the Officer suggested that it would be more appropriate for the design of the proposed building on the north east part of the site adjacent to the Arundel Conservation Area to reflect the utilitarian style and appearance of Victorian brewery architecture as this would provide a visual reference and association to the former Swallow Brewery that had once occupied the land between Queen Street and that part of Fitzalan Road. Accordingly the revised design of the building on the north east part of the site have been influenced by local utilitarian brewery architecture found on both the former Swallow Brewery and the Eagle Brewery.

13.1.4 The development proposals will have the following benefits;

- The proposal provides an opportunity to create a new development that relates more positively to the surrounding area in terms of the layout and pattern of development and in terms of use of materials that reflect the traditional palette of materials found on local buildings;
- The proposal will provide a development that will positively contribute to its setting significantly enhancing views into and out of the site.
- The proposed layout and elevational design of the proposed building together with the associated landscaped gardens around it will positively contribute to this setting and will sit comfortably with its neighbours.
- The proposed layout ensures that the back to back distances to neighbouring dwellings provides for a distance of separation greater than 21 metres. This, together with the retention and reinforcement of boundary screening, ensures that there will be no harmful

direct overlooking or harmful loss of privacy to neighbouring occupiers. Notwithstanding, in an urban residential area such as this, it is not unusual for there to be some degree of mutual overlooking. That does not mean that the degree of mutual overlooking is necessarily harmful or unacceptable.

- 13.1.5 Particular regard has been given to how the building will appear in important public views into and out of Arundel and to ensure that the proposed building does not appear intrusive within the wider townscape setting or on important views into the town of Arundel Castle. Verified views of the proposal accompany the planning application and are copied below.

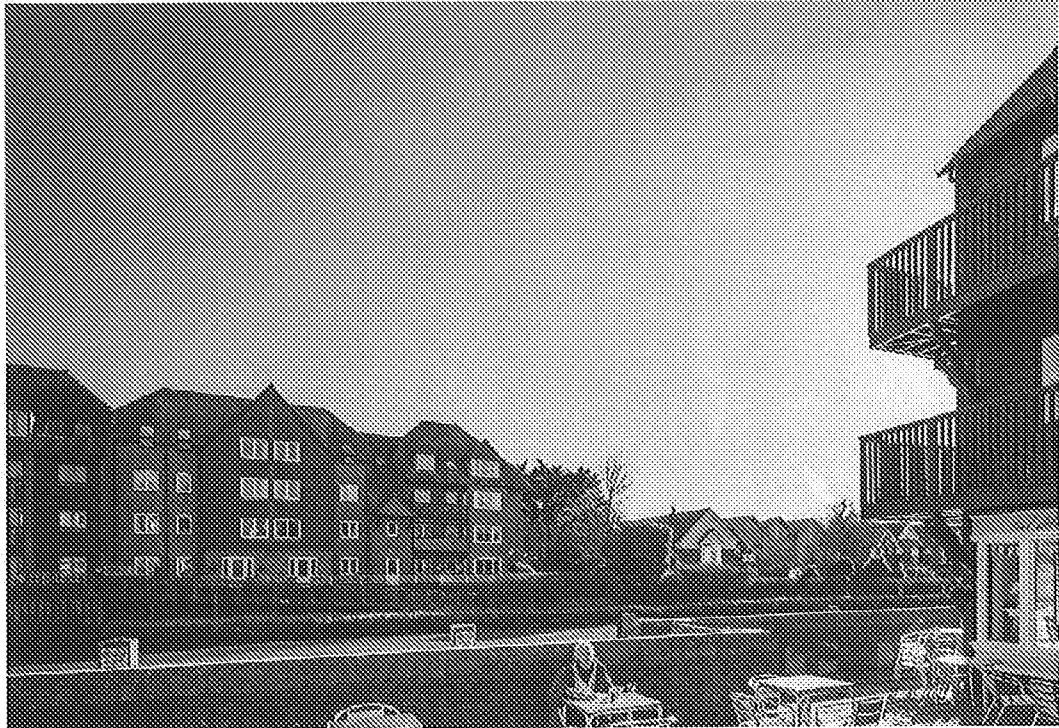
View 01 proposed



View 02 proposed



View 03 proposed



- 13.1.6 These show that the proposed development sit comfortably within the existing townscape and will not appear intrusive or alien.

13.2 Daylighting/Sunlighting

- 13.2.1 The proposed development the subject of this revised application have been designed having regard to the guidelines contained within the Building Research Establishment (BRE) Report "Site layout planning for daylight and sunlight: a guide to good practice" (BRE, 2nd Edition, October 2011).
- 13.2.2 Renaissance Retirement Ltd commissioned BRE to assess loss of daylight and sunlight to the nearest domestic properties surrounding the site and the findings are set out in their report dated 21 February 2018, that accompanies the planning application.

13.2.3 The BRE report concludes,



Conclusions

The potential for loss of daylight and sunlight due to a proposed development at Fitzalan has been analysed.

The results have been compared to the recommendations the BRE Report "Site layout daylight and sunlight: a guide to good practice".

All windows to Otters Court, Caen Stone Court, Westbury Lodge, Queens Lane and F would meet the BRE guidelines for loss of daylight and sunlight. Suggested kitchens at would also meet the daylight distribution guidelines. Gardens at Fitzalan Mews would n sunlight guidelines in the BRE Report. Other gardens would not be impacted by the de

At 2 Fitzalan Road, all windows, except one, meet the BRE guidelines for loss of daylight. Suggested habitable rooms also meet the guidelines on daylight distribution. The window guidelines is under an overhanging porch and is thought to light a dining room with other windows. Balconies and overhangs restrict daylight and sunlight provision and may cast from the area directly opposite. The BRE Report recommends that where balconies are present on existing buildings the calculations could be repeated without them to assess loss of light to a window does not meet the guidelines with the balcony in place, but do removed, it is the overhang which is the primary restriction to daylight and sunlight. When removed without the porch, the window would meet the BRE guidelines for daylight

- 13.2.4 Accordingly, the proposed development fully accords with the BRE guidelines for "Site layout planning for daylight and sunlight: a guide to good practice".

13.3 Landscaping

- 13.3.1 Renaissance Retirement Ltd is committed to providing high quality and high impact visual enhancements to the landscape amenity areas of their sites. The in house management company will manage the sheltered housing development and all associated maintenance of the communal garden areas.
- 13.3.2 The proposals will significantly enhance the landscape offering and visual amenity in comparison to the existing extent of hardstanding covering the site.
- 13.3.3 It is considered that the quantum of space provided is commensurate with the character of the area and the needs of older people.

- 13.3.4 A proportion of the planting will be of native species suited to the prevailing soils and climate and will help to encourage a diverse range of birds, butterflies, insects and other native wildlife.

14 OTHER KEY ISSUES

14.1 Transport

- 14.1.1 Whilst the age of occupiers of the sheltered housing will be restricted to 60 year or older, it is found that the nature of accommodation, together with its communal facilities and the design which is specifically aimed to provide for people in their old age, predominantly attracts people in their late 70's or older. It is found that the occupiers of sheltered housing own fewer cars than the elderly population generally. Therefore, the amount of parking space provided on site is at a level adequate to serve the lower car ownership rates of the intended elderly residents and the parking needs of their visitors.
- 14.1.2 Nevertheless, whilst other providers of sheltered accommodation for sale to the elderly would normally provide 1 parking space for every 2 or 3 apartments, we propose to provide a higher level of parking provision with 32 parking spaces at a ratio of 1 parking space for every 1.4 apartments. In addition, the development includes the provision of secure integral electric buggy stores for the storage and charging of up to 8 electric pavement cars.
- 14.1.3 It is well documented that sheltered housing for the elderly generates low levels of vehicular movement. Vehicle movements also tend to be spread throughout the day rather than during peak traffic times.
- 14.1.4 The proposal will remove the existing commercial vehicular traffic from the site, thereby reducing noise, disturbance and fumes to neighbouring occupiers.
- 14.1.5 Refuse collection will take place on Fitzalan Road, as existing. The layout includes the provision of a turning head within the site to enable emergency vehicles and cars to enter and leave the site in forward gear.

14.1.6 The parking areas will be set within the landscape setting of the development.

14.1.7 The planning application is accompanied by a Transportation Statement prepared by transportation consultants Paul Basham Associates and should be read in conjunction with this Planning Statement.

14.2 Loss of employment

14.2.1 The existing use on the site comprises a paint and metal stripping workshop and a vacant dwellinghouse.

14.2.2 The existing business is seeking to relocate to more suitable modern industrial premises within the Arundel area. They are currently exploring alternative sites. Therefore, the proposal will not result in the loss of a viable business or the employment opportunities it provides. It will merely relocate within the local area.

14.2.3 The site has been allocated for residential development in the emerging Local Plan and in the Arundel Neighbourhood Plan (2004), specifically *Policy 5: Land at Fitzalan Road*.

14.2.4 The proposed use for sheltered apartments for the elderly is appropriate given its edge of town centre location and is compatible with the predominant residential character of the area. It is ideally located within a short walk of town centre shops and facilities.

14.3 Flooding

14.3.1 The site is located within Flood Zone 3 and has been taken into consideration by the LPA and Arundel Town Council in the identification of this site being suitable for housing development in terms of Policy 5 of the ANP.

14.3.2 The proposed development will have a minimum ground floor slab level of 3300mm above Ordnance datum level, i.e. above predicted flood level. Notwithstanding, the proposed

development has been the subject of a Flood Sequential Assessment and Exceptions Statement as set out in national planning guidance.

14.3.3 The planning application is accompanied by a Flood Risk and Drainage Strategy report that provides for an appropriate scheme of surface and foul water drainage to provide for the needs of this development.

14.3.4 CCTV surveys of the existing surface water drains serving Blastreat and Greenhurst show that they currently drain into the public foul sewer within Fitzalan Road. Surface water permeation testing carried out on the site indicates that it will be possible to provide for shallow soakaway surface water drainage to serve the proposed development. The Drainage Strategy Report accompanying the planning application provides for surface water attenuation tanking which will provide a reduced flow-rate into the proposed on-site soakaways which will be located beneath the proposed parking area. This will result in a reduction of surface water from the site entering the public foul sewer. Accordingly, the proposed development will not place any additional pressure on the existing public foul sewer and surface water drainage will be accommodated on-site.

15 CONCLUSION

- 15.1.1 The presumption in favour of sustainable development is the key planning principle which all development should be assessed (paragraph 14 of the NPPF). This scheme will deliver sustainable development through economic, social and environmental benefits.
- 15.1.2 Paragraph 14 of the NPPF states LPAs should positively seek opportunities to meet the development needs of their area. There is a demand for housing for the elderly and by allowing the application will help meet this demand and contribute to the Council meeting their housing policy objectives.
- 15.1.3 The use of the site for housing for older people is wholly appropriate at this location and the design of the proposal will make a positive contribution to the appearance of the site that will respect and enhance the character of the area and preserve the significance of the adjoining Arundel Conservation Area.
- 15.1.4 In locating the development within such an area the proposal will not lead to any loss of residential amenity.
- 15.1.5 The scheme is in accordance with the development plan, as required by section 38 of the Planning and Compulsory Purchase Act 2004.
- 15.1.6 Notwithstanding, as set out in Section 11 above, the Council can only demonstrate 2.07 years housing land supply. In the absence of a 5-year supply of housing land, paragraph 14 of the NPPF indicates that planning permission should be granted unless,
- (a) any adverse impacts of doing so significantly and demonstrably outweigh the benefits, when assessed against policies in the NPPF as a whole; or
 - (b) specific policies in the NPPF indicate development should be restricted.
- 15.1.7 Furthermore, as the Neighbourhood Plan is more than 3 years old and the Council can only presently demonstrate 2.07 years of housing land supply, in accordance with the Written Ministerial Statement of the 13th December 2016 (Ref: HCWS346) the policies of the Neighbourhood Plan relating to the supply of housing, including Policy 5, must therefore be considered out of date and the 'tilted balance' in paragraph 14 of the NPPF is engaged.

15.1.8 The proposal for development of this previously developed brownfield site within the defined settlement boundary amounts to sustainable development which will deliver significant benefits, as set out in Section 5 above. There are no specific policies in the NPPF that indicate that the proposed development should be restricted. On the contrary, the NPPF recognises the critical need for the delivery of housing for older people in sustainable locations. There are no adverse impacts of the proposed development that would outweigh the benefits, when assessed against policies of the NPPF as a whole.

15.1.9 In the light of the above, having regard for all of the relevant considerations, it is concluded that the 'tilted balance' in paragraph 14 of the NPPF places a very strong presumption in favour of planning permission being granted in this particular case.

15.1.10 Set out in Appendix D is Draft Planning Conditions that the applicant considers would be appropriate to be applied in the event of planning permissions being granted.

APPENDIX A

Strategic Housing for Older People Analysis Tool (SHOP@) for Arun District

West Sussex / Arun

Data settings

	Housing Demand (units per 1,000 75+)	Current Market Split		2030 Market Split	
		Rent (%)	Sale (%)	Rent (%)	Sale (%)
Sheltered Housing	125	33%	67%	33%	67%
Enhanced Sheltered Housing	20	50%	50%	50%	50%
Extra Care - 24/7 support	25	33%	67%	33%	67%
Residential Care	65				
Nursing Care	45				

This section enables you to adjust any of the model assumptions that have been used to calculate the data tables. To change any of these assumptions, click on the + / - buttons or enter the desired value in the relevant boxes. You can use the reset buttons to reset these back to the preset assumptions stored.

The sources of the preset assumptions for each section are as follows:

Housing Demand is the number of units required per 1,000 of the population aged 75+. These are preset with prevalence rates from "More Choice, Greater Voice".

Current Market Split is the proportion of the supply in the area that is split between rent and leasehold. These are preset based on the supply data from Elderly Accommodation Counsel, national housing database 2014. All properties are allocated to the scheme's dominant tenure

Future Market Split is the estimate proportion of future supply that may be required by 2035. These are preset to the current market values from the section above. It is recommended that these figures are adjusted based on local knowledge / policy to take into account the increased number of owner occupiers across the country. (click below on Future market split for more guidance)

More information

[Data settings](#)

[Commissioning strategies](#)

[Future market split](#)

Current Needs

	Demand	Supply	Variance	% Variance
Sheltered Housing	2,675	2,603	- 72	-3%
Sheltered Housing: Rent	883	960	77	9%
Sheltered Housing: Lease	1,792	1,643	- 149	-8%
Enhanced Sheltered	428	4	- 424	-99%
Enhanced Sheltered: Rent	214	0	- 214	-100%
Enhanced Sheltered: Lease	214	4	- 210	-98%
Extra Care	535	141	- 394	-74%
Extra Care: Rent	177	73	- 104	-59%
Extra Care: Lease	358	68	- 290	-81%
Registered Care	2,354	2,320	- 34	-1%
Residential Care	1,391	1,139	- 252	-18%
Nursing Care	963	1,181	218	23%

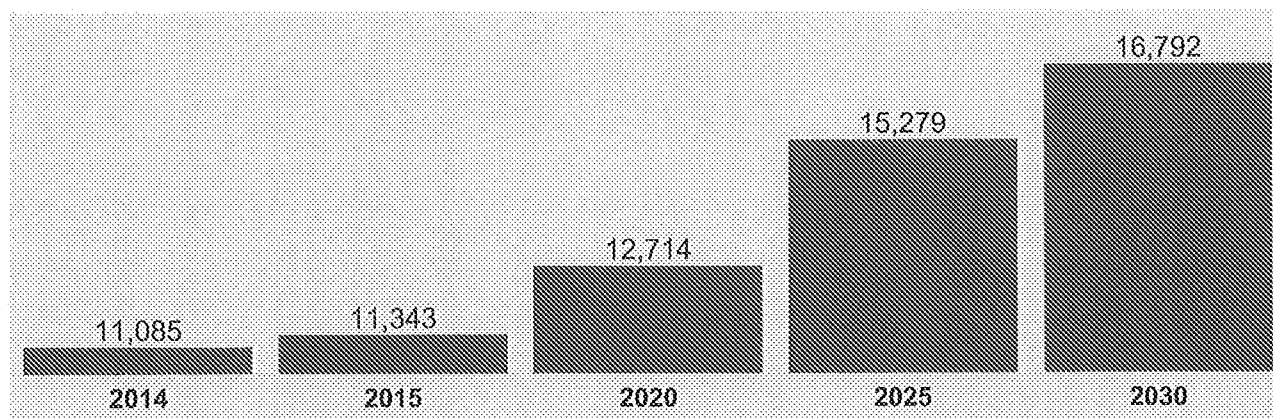
Estimated Future Needs

	2014 % increase from 2014	2015 1%	2020 15%	2025 40%	2030 55%	2035 72%
Sheltered Housing	2,675	2,700	3,088	3,750	4,138	4,600
Sheltered Housing: Rent	883	891	1,019	1,238	1,365	1,518
Sheltered Housing: Lease	1,792	1,809	2,069	2,513	2,772	3,082
Enhanced Sheltered	428	432	494	600	662	736
Enhanced Sheltered: Rent	214	216	247	300	331	368
Enhanced Sheltered: Lease	214	216	247	300	331	368
Extra Care	535	540	618	750	828	920
Extra Care: Rent	177	178	204	248	273	304
Extra Care: Lease	358	362	414	503	554	616
Registered Care	2,354	2,376	2,717	3,300	3,641	4,048
Residential Care	1,391	1,404	1,606	1,950	2,152	2,392
Nursing Care	963	972	1,112	1,350	1,490	1,656

Older People Living Alone

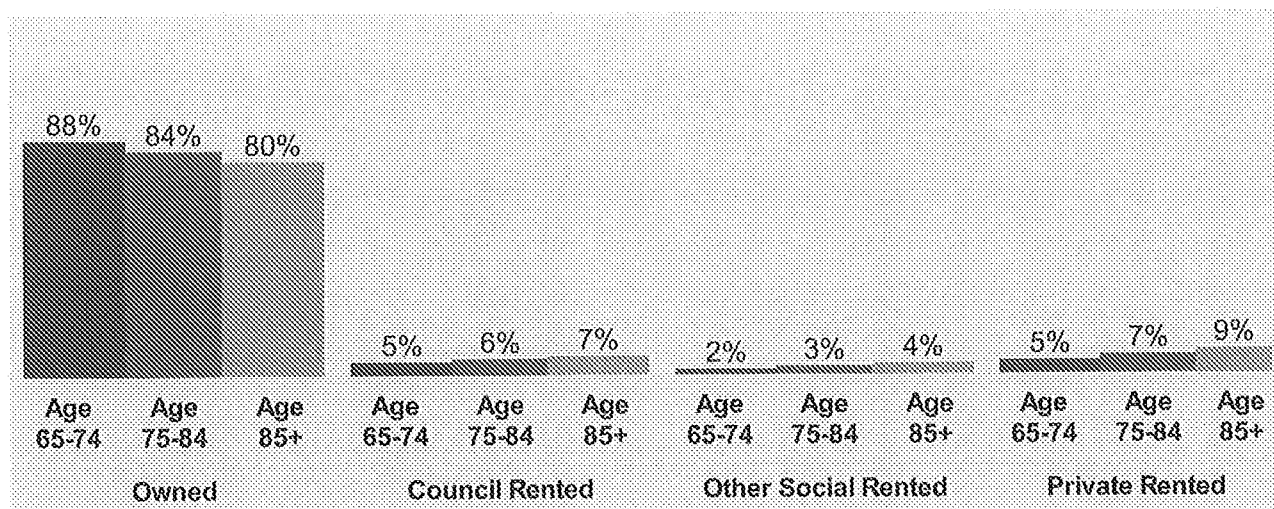
This information has not been updated with data from ONS release May 2014.

Older People Living Alone: Total



Year	People 75+	% Increase from 2014
2014	11,085	-
2015	11,343	2%
2020	12,714	15%
2025	15,279	38%
2030	16,792	51%

Tenure of Older People



Housing Type	People 65-74	People 75-84	People 85+
Owned	88%	84%	80%
Council Rented	5%	6%	7%
Other Social Rented	2%	3%	4%
Private Rented	5%	7%	9%

Appendix

Current Needs

This section shows the estimated number of older people aged 75+ who are likely to require specialist housing or registered care (demand) against the current number of units available in each area (supply).

The data for demand is calculated by applying the prevalence rates (as shown in the data settings) to the 2012 population aged 75+. The population data used is from the May 2014 Office for National Statistics (ONS) sub-national population projections.

The data for supply is the current number of specialist housing and registered care beds from Elderly Accommodation Counsel, national housing database 2014. EAC's classifications are as follows:

Sheltered housing: Schemes / properties are included where some form of scheme manager (warden) service is provided on site on a regular basis but where no registered personal care is provided. A regularly visiting scheme manager service may qualify as long as s/he is available to all residents when on site. An on-call-only service does not qualify a scheme to be included in sheltered stats. In most cases schemes will also include traditional shared facilities - a residents' lounge and possibly laundry and garden.

Enhanced sheltered housing: Schemes / properties are included where service provision is higher than for sheltered housing but below extra care level. Typically there may be 24/7 staffing cover, at least one daily meal will be provided and there may be additional shared facilities.

Extra care housing: Schemes / properties are included where care (registered personal care) is available on site 24/7.

Residential care: Where a care homes is registered to provide residential (personal) care only, all beds are allocated to residential care.

Nursing care: Where a care homes is registered to provide nursing care all beds are allocated to nursing care, although in practice not all residents might be in need of or receiving nursing care.

More information

Current needs

Estimated Future Needs

This section is a key component for organisations working on their Market Position Statements (MPSs), planning submissions and analysis of future housing and care needs of older people. It shows the estimated number of older people aged 75+ who are likely to require specialist housing or registered care in future years, from 2014 - 2035.

Adjusting the Future market split:

The housing market split for rental and leasehold sectors for 2035 is set at the same percentage as the current level. It is accepted that the percentage of leasehold will increase in the future and this change will vary depending on whether the market is attractive to leasehold sales, i.e. areas of affluence will see a higher % increase in leaseholds by 2035.

There are no definitive figures for 2035 but one proposed suggestion is linked to the assumptions in "Housing in later life - planning ahead for specialist housing for older people" toolkit published in December 2012. It is suggested that users of SHOP@ consider the options on the attached chart and look at the results from scenarios using different percentages.

	More deprived locality		More affluent locality	
	Rented	Leashold	Rented	Leashold
Sheltered	50	50	33	67
Enhanced Sheltered	67	33	50	50
Extra Care	50	50	33	67

For more information on developing an MPS, go back to the Housing LIN/ADASS Strategic Housing for Older People Resource Pack, "Planning, designing and delivering housing that older people want" published in December 2011.

More information

[Estimated future needs](#)

Older People Living Alone

This section shows the current and future estimated number of older people aged 75+ who are living alone. This section also contains an option for showing the number of older people who are living alone with a long-term illness.

This information is from POPPI (Projecting Older People Population Information.) Figures are taken from the General Household Survey 2007 table 3.4, Percentage of men and women living alone by age, ONS.

The information has not been updated in the new SHOP@ release and therefore the figures should be treated with caution.

The information is not available for Welsh Authorities.

More information

[Older people living alone](#)

Tenure of Older People

This section shows the proportion of older people who are in different tenure types.

This information is from POPPI (Projecting Older People Population Information.) Figures are taken from ONS 2001 census, standard tables, table S017 tenure and age by general health and limiting long-term illness. The terms used to describe tenure are as follows:

Owned: either owned outright, owned with a mortgage or loan, or paying part rent and part mortgage (shared ownership).

Other social rented: includes rented from Registered Social Landlord, Housing association, Housing Co-operative and Charitable Trust.

Private rented: renting from a private landlord or letting agency, employer of a household

member, or relative or friend of a household member or other person.

This information has not been updated in the latest SHOP@ release and therefore the figures should be treated with caution.

The information is not available for Welsh Authorities.

More information

[Tenure of older people](#)

Disclaimer

The information provided within this tool is drawn from national and sub national statistics and calculates future need based on assumptions in publicly available national reports. Further assessment and investigation may be required to consider specific local conditions and opportunities. Any interpretation of the data will be solely the responsibility of the user organisation with no responsibility or liability attached to the authors of this analysis tool.

APPENDIX B

Elderly Accommodation Counsel (EAC) Accommodation Report

Accommodation listing

Retirement homes & sheltered housing in United Kingdom. **Ordered by:** Place. 6 results. [View results online.](#)

Amberley

No Image Available

Hurst Cottages

East Street, Amberley, Arundel, West Sussex, BN18 9NP.

Contact: Stonewater, Raglan House, 22-24 Oxford Road, Bournemouth,

→ [View details](#)

Arundel



Batworth Park House

Crossbush, Arundel, West Sussex, BN18 9PG.

Contact: Owner/manager not known, Please use local sources for more info..

Retirement/sheltered housing

→ [View details](#)



Caen Stone Court

Queen Street, Arundel, West Sussex, BN18 9FE.

Contact: FirstPort, 12 Centre Court, Vine Lane, Halesowen, West Midlands

Retirement/sheltered housing

→ [View details](#)



Causeway Court

Queen Street, Arundel, West Sussex, BN18 9LE.

Contact: FirstPort, 12 Centre Court, Vine Lane, Halesowen, West Midlands

Retirement/sheltered housing

→ [View details](#)



Martlets Court

Queen Street, Arundel, West Sussex, BN18 9NZ.

Contact: FirstPort, 12 Centre Court, Vine Lane, Halesowen, West Midlands

Retirement/sheltered housing

→ [View details](#)

Arundel



Warwick Court

28 Torton Hill Road, Arundel, West
Sussex, BN18 9JQ.

Contact: Saxon Weald, Saxon Weald
House, 38-42 Worthing Road,



→ [View details](#)

Online results: <http://www.housingcare.org/housing-care/results.aspx?ath=1,2&lst=ar&art=3&arid=53&ar=&stp=10&ntp=1&sm=&vm=list&rp=15>

APPENDIX C
Rightmove 'Retirement Property' search in Arundel
(28/03/2018)

 Map

This property's price is reduced for over 60s and Discounts range from 8.5% to 59% depending shown is based on our average discount.

Added on 18/01/2015 by Momemise, Westing


 American Psychological Association

Guide Price



2 bedroom apartment for sale
Caen Stone Court, Queen Street, Arundel
A TWO BEDROOM FIRST FLOOR RETIREMENT
OF THE DOWNS Caen Stone Court was built
apartments located close to shops and cafe

Added on 21/02/2018 by McCarthy & Stone Resales, Bournemouth

McCombs & Associates, Inc.
11/1/99

Guide Price



2 bedroom retirement property for sale
Queen Street, Arundel

An opportunity to acquire a recently newly built retirement apartment by Britain's leading retirement builder, McCarthy & Stone, offering spacious living/dining room, superb fitted kitchen with integrated appliances, two double bedrooms, master fitted with built in wardrobes, modern bathroom in s...

Reduced on 16/03/2027 by Sims Williams, Arundel



Offers in Excess of

Arundel

+ 0 miles

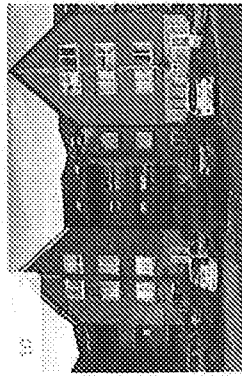
Min Price: Max Price:

Min Beds: Max Beds:

Filters (1)

Find out more

RIGHT NOW!



£220,000

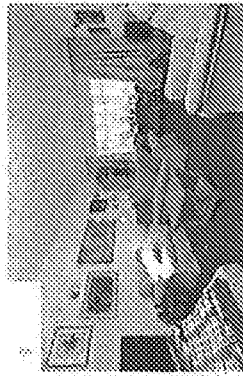
Guide Price

2 bedroom retirement property for sale

Queen Street, Arundel

An opportunity to purchase a bright and spacious ground floor retirement apartment, set within a central and sought-after development.

Added on 23/01/2018 by Sims Williams, Arundel



£215,000

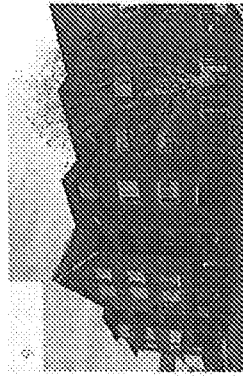
Offers in Region of

2 bedroom apartment for sale

Batworth Park, Crossbush, Arundel, West Sussex

Set in the heart of the countryside and situated in a prestigious development, this over 55's first floor apartment has 2 en-suites, lounge with fantastic view of the gardens and a garage with power.

Reduced on 21/03/2018 by Cubitt & West, Arundel



£199,950

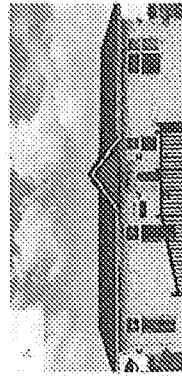
Guide Price

1 bedroom retirement property for sale

Queen Street, Arundel

An opportunity to purchase a rarely available second floor retirement apartment with balcony and fantastic VIEWS of the South Downs, river Arun and Castle. The property benefits from a REFURBISHED walk-in shower, a SPACIOUS living room with balcony, fitted kitchen, large double bedroom with built-in...

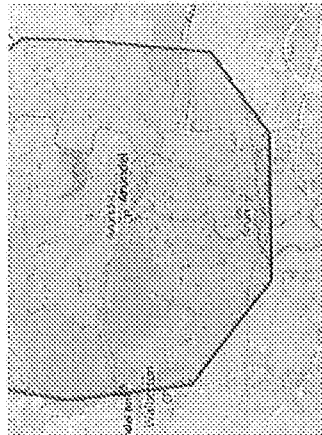
Reduced on 28/11/2017 by Sims Williams, Arundel



2 bedroom park home for sale

Chichester Road, Binstead

New single pitches available for bespoke park homes. Haverwood Park lies within the South Downs on the A27 between the picturesque market town of Arundel and the cathedral city of Chichester. It is a quiet,...



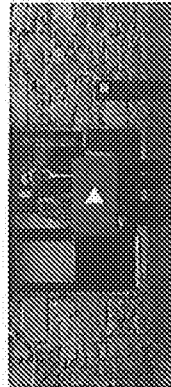
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Appendix D

Draft Planning Conditions

SUGGESTED DRAFT PLANNING CONDITIONS TO BE APPLIED IN THE EVENT OF PLANNING PERMISSION BEING GRANTED

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

(List the drawing numbers of the approved planning drawings)

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Before the commencement of any above ground construction, details and samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken in accordance with the details as approved.
4. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - i. the parking of vehicles of site operatives and visitors
 - ii. loading and unloading of plant and materials
 - iii. storage of plant and materials used in constructing the development
 - iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - v. wheel washing facilities
 - vi. measures to control the emission of dust and dirt during construction
 - vii. a scheme for recycling/disposing of waste resulting from demolition and construction works
5. The development hereby permitted shall not be occupied or brought into use until details of the proposed landscaping scheme is submitted to and approved by the Local Planning Authority. All works shall be undertaken in accordance with the details as approved. Any plants damaged, dead or dying in the first five years following their planting shall be replaced and the scheme thereafter retained.
6. Prior to commencement of works (including site clearance and any other preparatory works) the tree protection measures set out in the submitted Arboricultural Impact Assessment and Construction Method Statement (*provide date and reference of the submitted document*) shall be carried out on site. The Tree Protection Zone shall be retained until the development is completed or until such time as agreed in writing with Councils Tree Officer.
7. The development hereby permitted shall not be occupied or brought into use until the surface water management scheme for the site has been carried out in accordance with the details set out in the submitted Drainage Strategy Statement (*provide date and reference of the submitted document*). The surface water scheme shall be

implemented in accordance with the submitted details before the development is completed.

8. No development approved by this planning permission, except demolition of the existing onsite structures (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until the contamination remediation scheme has been carried out in accordance with the details set out in the Contamination Mitigation Report and Proposed Mitigation Statement (*provide date and reference of the submitted document*).
9. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.
10. The development hereby permitted shall not be occupied or brought into use until the manoeuvring and parking spaces shown on the approved site layout drawing have been surfaced, marked out and made available for these purposes. Thereafter, these areas shall be maintained, kept free from obstruction and available for the purposes specified.
11. The measures contained in the Biodiversity Mitigation Plan (*provide date and reference of the submitted document*) shall be implemented in full prior to the first occupation of the building hereby permitted and retained thereafter.
12. Before any works take place on the site the visibility splay areas as shown on Drawing Number (*provide drawing reference*) shall be provided and no planting or structures exceeding 0.6 metres shall take place within the visibility splay area. The splay areas shall thereafter be maintained and kept free from all obstructions.
13. Unless otherwise agreed in writing by the Local Planning Authority, the approved dwellings shall only be occupied by persons over 60 years old or where there is a two person household at least one person shall be over 60 years old and the remaining occupant shall be at least 55 years old.