



PLANNING SUMMARY

Site of Greenhurst and Blastreat

14 Fitzalan Road

Arundel

Description of Development

Demolition of existing buildings and the erection of a block of 46 sheltered apartments for the elderly (comprising 22 x one bedroom apartments and 24 x two bedroom apartments age restricted to 60 years and over); with associated access electric buggy/cycle store and refuse bin store and 32 parking spaces and vehicle turning area.

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1.1 RENAISSANCE RETIREMENT LIVING

- 1.1.1 Renaissance Retirement Ltd was founded in 1997 with the aim of designing, building and managing sheltered housing developments that were better than the standard developments being produced across the country at the time.
- 1.1.2 Their sheltered housing developments are designed to provide secure, self-contained accommodation to meet the needs of independent older people. The developments are sold on a 250 year lease and managed by the Renaissance Retirement Management Company.
- 1.1.3 The following communal services are provided to the occupiers of the proposed sheltered apartments within the development;
- 1.1.4 **Concierge.** The Concierge will be responsible for the day-to-day running of the development. The Concierge will be employed on site daily between the hours of 9.00am to 5.00pm, Monday to Friday and will be present to check on the well-being of the elderly residents and to ensure that the building and the communal facilities are kept clean and maintained.
- 1.1.5 **Safety and Security.** In addition to the benefit of the security of the Concierge, the sheltered housing will have the following safety and security features:- 24 hour alarm system; CCTV door entry systems connected to owner's television sets; 24 hour emergency call system fitted in all sheltered apartments, bathrooms and living areas plus wearable alarm button (optional); and, a mains connected smoke detection system.
- 1.1.6 **Communal Owners Lounge.** The owners lounge is provided with a small kitchenette where residents and their guests can prepare light refreshments and beverages.
- 1.1.7 **Communal landscaped gardens.** The communal landscaped gardens form an attractive feature and setting for the proposed development.

1.2 Description of Development

- 1.2.1 The proposal will comprise the demolition of the existing buildings and the erection of a block of 46 sheltered apartments for the elderly (comprising 22 x one bedroom apartments and 24 x two bedroom apartments age restricted to 60 years and over); with associated access electric buggy/cycle store and refuse bin store.
- 1.2.2 The accommodation will be served by 32 parking spaces within a parking court area with a new access onto Fitzalan Road.
- 1.2.3 The design concept, together with an appraisal of the constraints and opportunities for the development of the site, is set out in the accompanying **Design Statement**. For the sake of brevity that is not repeated here.

1.3 Need for Older Persons' Housing

- 1.3.1 A comprehensive assessment of the local need for older persons' housing in the Arun District and within Arundel itself is provided in **Chapter 4: Local Need for Older Persons' Housing** of the **Planning Statement**. The key points are as follows:
 - The proportion of individuals aged 65 and above in the District currently stands at 28.3% of the total population and is expected to increase by 55% over the 20 years from 2011;
 - The population aged 75 and over (those most in need of specialist accommodation) is projected to increase by 13,274 individuals to a total of 33,482 between 2011 and 2031;
 - the existing stock of specialist older persons' housing is currently 2,603 units;
 - Current provision is 128 units of specialist accommodation per 1,000 people aged 75 and over, a shortfall against the Housing LIN'S recommendation of 170;
 - The predominant tenure for older persons' in Arun is owner occupied however a significant proportion of specialist accommodation is social rented;
 - There is an existing oversupply of 77 sheltered housing units for rent, against an undersupply of 149 units for lease or sale in the Authority;

- there is a potential need for an additional 2,257 units of specialist accommodation over the plan period (113 per annum) based on the Housing LINs recommended standard;
- an additional 426 units of sheltered housing for lease / sale is required by 2020;
- there are currently a total of only 139 sheltered / retirement units existing in Arundel in 5 sheltered / retirement developments; and
- 83% of all units are over 27 years old, and the remaining 17% are more than 8 years old.

1.4 Benefits of Older Persons' Housing

- 1.4.1 The public benefits of older persons' housing are detailed in [Chapter 5: Benefits of Older Persons' Housing](#) of the **Planning Statement**. These are a material consideration in the determination of a planning application.

1.5 Site Description

- 1.5.1 The site is eminently suited for specialist retirement housing as it is located immediately adjacent to Arundel town centre and the associated shops, services and amenities located therein. A detailed description of the site and its surroundings is provided in the accompanying **Design & Access Statement**.
- 1.5.2 The site is accessible via public transport with the proposed development well served by a number of bus routes from stops on Queen Street. Arundel Rail Station is located 0.5 miles away from the site and provides access to the national rail network. Further details on public transport connectivity are provided in the **Transport Statement**.

1.6 Planning History

1.6.1 The site's planning history over the past five years is detailed below:

Application	Description	Decision	Decision Date
AB/120/89	Outline application for proposed development of 7. No. 3 bedroom, 3 storey town houses and 2 no. 3 / 4 bedroom, 3 storey town houses	Refused	28/03/1990
AB/142/07	Demolition of existing property Greenhurst & erection of 7 two bed dwellings with vehicular access, parking and landscaping	Withdrawn	24/10/2007
AB/72/09	Demolition of Greenhurst and erection of 7 no. 2 bedroom dwellings with vehicular access, parking and landscaping	Withdrawn	30/09/2009
AB/47/15/PL	Demolition of existing property and erection of 7 no. 2 bedroom dwellings with vehicular access, parking and landscaping	Withdrawn	19/06/2015
AB/167/15/PL	Demolition of existing property and erection of 7 no. 2 bedroom dwellings with vehicular access, parking and landscaping – Resubmission of AB/47/15/PL	Withdrawn	27/09/2016
AB/77/17/PL	Demolition of existing buildings and erection of a block of 45 sheltered apartments (comprising 21 x one bedroom & 24 x 2 bedroom units age restricted to 60 years and over) with associated access, electric buggy / cycle store, refuse bin store and 34 parking spaces	Withdrawn	04/01/2018

1.7 Previous Application

1.7.1 On 31 May 2017 Renaissance Retirement Ltd submitted an application on this site for the demolition of the existing buildings and the erection of 45 sheltered apartments for the elderly (LPA Ref. AB/77/17/PL). That application was validated by the LPA on 7 August 2017.

1.7.2 At a meeting with the applicant and Local Planning Authority, held on 16 October 2017, the Planning Officer, whilst raising no objection to the principle of redevelopment of the site for sheltered housing for the elderly, raised concern over the design of the

building on the north part of the site. The Planning Officer commented that in the light of Policy 5 of the Arundel Neighbourhood Development Plan (April 2014) that allocated the site for residential redevelopment, there was no objection to the demolition of the existing buildings. Whilst the proposed building on the south west part of the site was considered to be acceptable, the Planning 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.

1.7.3 At that meeting with the Planning Officer Renaissance Retirement Ltd presented a report received from BRE indicating that the submitted scheme required amendment to satisfy Daylight and Sunlight guidelines. The Planning Officer considered that the changes required to be made to the proposed building in that respect, together with the suggested revised design approach for the north east part of the development, would warrant the current planning application being withdrawn and a new planning application to be submitted.

1.7.4 Accordingly, on 4 January 2018 the applicant withdrew planning application AB/77/17/PL.

1.8 PLANNING POLICY

1.8.1 A thorough analysis of all relevant national planning policy is provided in [Chapter 9: Relevant Planning Policy](#) with an assessment of all relevant local planning policies detailed in [Chapter 10: Relevant Local Planning Policy](#) of the accompanying **Planning Statement**.

1.9 Quantum of Development

1.9.1 The proposed development site was identified for housing in *Policy 5: Land at Fitzalan Road* through the Arundel Neighbourhood Plan. Representatives of the Town Council have repeatedly, and incorrectly, asserted that the number of units in the proposal is contrary to this Policy.

1.9.2 We consider the Town Council's position to be incorrect for the following reasons:

- The wording of Policy 5 in the Neighbourhood Plan sets an indicative target of 24 dwellings, not a limit;
- The Examiner's Report issued following the examination of the Neighbourhood Plan made it explicitly clear that the imposition of a ceiling or cap would be contrary to the presumption in favour of sustainable development. The quantum of development in Policy A5 was only ever intended to be indicative and that the exact number of units could only be determined via the preparation of a detailed scheme;
- Arun District Council has a 'policy off' 5 year housing land supply position of 2.07 years. This was confirmed in a recent decision by the Secretary of State (SoS) (LPA Ref. BE/77/16/OUT – PINS Ref. APP/C3810/V/17/3166900)
- The Arundel Neighbourhood Plan meets the criteria in Written Ministerial Statement (HCWS346) that deem policies relating to housing supply to be considered out of date. Policy 5 can only be attributed little weight in the determination of the application;
- The District Council has requested Town and Parish Council's to review their Neighbourhood Plans to accommodate the District's increased housing requirement;
- The District Council is actively seeking to increase the delivery of smaller sites in the District to meet the shortfall in housing land supply.

1.9.3 This matter is addressed comprehensively in [Chapter 11: Quantum of Development](#) in the **Planning Statement**.

1.10 CONSERVATION

1.10.1 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.

1.10.2 A **Heritage Statement** was prepared by White Young Green (WYG) assessing the potential impacts on the historic built environment arising from the proposal. Conservation and the local and national policy context are also addressed

comprehensively in **Chapter 13: Conservation** of the accompanying **Planning Statement**.

1.10.3 Key points from these documents include:

- This 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 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.
- The adopted Arun Local Plan (October 2014) and the adopted Neighbourhood Plan identified a schedule of buildings of local interest - No.14 Fitzalan Road was not included.
- There have been repeated third party requests to Historic England requesting that the building be nationally listed. In both instances it was decided that the building does not have the special architectural or historic interest to merit listing.
- The **Heritage Statement** concludes that the existing building has only a limited level of significance, stemming from its association with the lost Swallow Brewery, rather than physical architectural merit. Considering the existing building lacks significance in its own right, this is considered insufficient to warrant the retention of the building.
- The **Heritage Statement** details how the proposed scheme will have no impact upon the significance of Arundel Conservation Area, Arundel Castle or any of the nearby listed buildings.

1.11 Design Rationale

1.11.1 The **Design and Access Statement** illustrates 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.

1.11.2 Through discussions with the Planning Officer in respect of the earlier (now withdrawn) planning application for the development of this site, it was suggested that it would be more appropriate for the design to reflect the utilitarian style and appearance of Victorian brewery architecture.

1.11.3 This current revised planning application has been prepared having regard to those comments and in response to some of the concerns raised by third party representations. In summary, the current proposal includes the following revisions:

- The massing of that part of the building on the north east part of the site has been reduced opposite No.2 Fitzalan Road and at the northern corner of the site to satisfy daylight guidelines;
- The first and second floor glazed link between the north east and south west parts of the building has been deleted and replaced with a single storey link at ground floor level. The gap between the two blocks formed by the single storey link has been increased;
- This has resulted in the proposed vehicular entrance being relocated to the south west end of the site further from the bend in Fitzalan Road, thereby improving vehicular sight line visibility. Together with the stopping up of the existing vehicular entrances to Blastreat and Greenhurst this significantly improves existing highway safety along this part of Fitzalan Road;
- The revised layout enables the main pedestrian entrance into the building to be located fronting onto Fitzalan Road located midway between the proposed building on the north east and south west parts of the site. This main entrance into the building will be served by a new pavement to be constructed along the south west frontage of the site;
- The communal residents lounge is now located directly off of the main entrance into the building, providing a focal point and central area for social activities for the intended residents;
- The integral refuse bin store is now located in the south west part of the proposed building, further from the bend in Fitzalan Road and located so that it can be serviced directly from Fitzalan Road;
- The electric buggy store/cycle store is now positioned integral to the building and accessed off of the proposed access driveway. A second electric buggy store is also provided within the building adjacent to the rear main entrance into the building;
- The height of the north east block has been reduced from 4 storeys down to 3 storeys;
- The north east block has been designed to reflect a more utilitarian, modest style of architecture reflective of brewery architecture/design features found within Arundel;
- The length of the south west block has been reduced by a two window bay width;
- The main roof ridge line of the south west block has been lowered.



Front Elevation (North)
Fronting Fitzalan Road

Current Proposal



Front Elevation (North)
Fronting Fitzalan Road

Earlier Withdrawn Scheme

1.12 Accurate Visual Representations (AVRs)

1.12.1 Accurate Visual Representations (AVRs) of the proposed development site from important public views into and out of Arundel accompany the application in a report entitled '**Photomontage Methodology and Supporting Evidence**'. This document details how the methodology for the preparation of these images is in accordance with the best practice and recommendations of the Landscape Institute and includes an audit trail to demonstrate the key stages of production.

1.12.2 The AVR's clearly demonstrate that the proposed development will sit comfortably within the existing townscape and will not appear intrusive or alien.

1.13 Daylighting/Sunlighting

1.13.1 A **Daylight & Sunlight Assessment** by British Research Establishment accompanies the application which determines the loss of daylight and sunlight to the adjacent domestic properties. It concludes that the proposed development fully accords with the relevant guidelines for daylight and sunlight.

1.14 Landscaping

1.14.1 The communal landscaped gardens and terraces form an attractive feature and setting for the proposed development. The gardens are designed by professional landscape architects and a comprehensive **Landscape Plan** accompanies the document.

1.15 Transport

1.15.1 The planning application is accompanied by a **Transportation Statement** and should be read in conjunction with the **Planning Statement**.

1.15.2 Occupiers of sheltered housing own fewer cars than the elderly population generally. Therefore, the amount of parking spaces 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.

- 1.15.3 We propose 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.
- 1.15.4 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. The proposal will remove the existing commercial vehicular traffic from the site, thereby reducing noise, disturbance and fumes to neighbouring occupiers.
- 1.15.5 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.

1.16 Loss of employment

- 1.16.1 The existing use on the site comprises a paint and metal stripping workshop and a vacant dwellinghouse. 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.
- 1.16.2 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*.

1.17 Flooding

- 1.17.1 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.

- 1.17.2 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.
- 1.17.3 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.
- 1.17.4 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. This will result in a reduction of surface water from the site entering the public foul sewer. The proposed development will not place any additional pressure on the existing public foul sewer and surface water drainage will be accommodated on-site.

1.18 CONCLUSION

- 1.18.1 The presumption in favour of sustainable development is the key planning principle which all development should be assessed against (paragraph 14 of the NPPF). This scheme will deliver sustainable development through economic, social and environmental benefits.