

[REDACTED]

From: Peter Tanner [REDACTED]
Sent: 15 October 2018 13:09
To: Adrian Burrows

[REDACTED]

Subject: Re: Blastreat, 14 Fitzalan Raod, Arundel West Sussex ; NOTICE of potential CLAIM for DAMAGES

Adrian

I can confirm that I forwarded your letter of 5 October 2018 to Gareth Howlett and Dr Paul Littlefair at BRE. You had incorrectly addressed your letter to another business.

I attach the joint response dated 12 October 2018 of Gareth Howlett and Dr Paul Littlefair on behalf of the BRE to the allegations you make in that letter of 5 October.

I note from your email to me dated 10 October that you have reported your false allegations to the Planning Officer, to the Head of Planning at Arun District Council, to local district and town councillors and to the local MP. Now that you have received the response from BRE to your allegations can you please confirm that you will copy that response to those persons so that they are not misled by the allegations you have made.

In the light of the response from BRE and the responses you have previously received from my architect and me to your continued threats and allegations, I would urge you to very carefully consider your words and actions and those you make on behalf of AHA!, as to continue to pursue these unfounded allegations is mischievous, time-wasting for all you involve and amounts to unreasonable behaviour. Furthermore, I am advised that the content of some of your emails /correspondence is potentially defamatory.

Peter Tanner

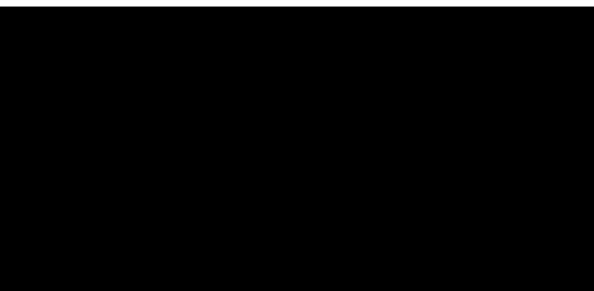
Planning Director



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On Fri, 5 Oct 2018 at 08:49, Adrian Burrows [REDACTED] wrote:

Dear Sir/ madam,

the attached letter is for the attention of Gareth Howlett.

please confirm that he has received it.

faithfully,

Adrian Burrows
[REDACTED]

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conclusions and other information in this message that do not relate to the official business of my firm shall be understood as neither given nor endorsed by it.

Please consider the environment before printing this email.

Peter Tanner
Planning Director
Renaissance Retirement
12 Headlands Business Park
Salisbury Road
Ringwood
Hampshire
BH24 3PB

12 October 2018

Dear Peter

Response to letter from Mr Adrian Burrows

Thank you for forwarding us the letter dated 5th October from Mr Adrian Burrows of Affordable Housing In Arundel. Although this letter has been addressed to us, it had been incorrectly emailed to another business.

You asked us to respond to the comments in the letter regarding loss of light for planning purposes. Our response makes reference to the document "Daylight and sunlight assessment for proposed development at Fitzalan Road, Arundel" ref: P108661-1003 Issue 2, dated 21 February 2018 ("our assessment"). This was produced in line with the methodology given in the BRE Report "Site layout planning for daylight and sunlight: a guide to good practice" ("the BRE Report"). This document is widely used by local planning authorities to help determine planning applications.

The numbered points raised are answered below.

1. The proposed building would be above the 25° obstruction angle as defined in the BRE Report. This is used as an initial check, after which the BRE Report states that more detailed calculations using the vertical sky component and probable sunlight hours methodology be carried out. This was undertaken. The methodology and results are given and explained in our assessment.
2. We believe this question has been answered by the architects / developers. Our calculations are based on the site plan, elevations and Ordnance Survey plan provided, these were combined with topographical data for the site and Fitzalan Road and our site visit to inspect and measure the surroundings where possible. This is stated in our assessment. The sections were not used for the loss of daylight and sunlight analysis.



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BRE's Environmental Management System is certified to ISO14001:2015 certificate number 10056985.

BRE's Health and Safety Management System is certified to OHSAS 18001:2007 LRQA 10007555.

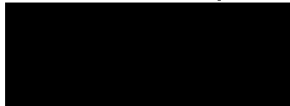
3. The assessment does not require a sectional drawing as an analysis using the vertical sky component and probable sunlight hours methodologies has been undertaken (in the case of 2 Fitzalan Road, daylight distribution is also analysed) following the methodology in the BRE Report.
4. The window Mr Burrows refers to is above the garage at 2 Fitzalan Road. It does not directly face the proposed development and therefore would be less impacted than those on the main façade so was not included. Following the concern shown by Mr Burrows for the daylight to this window, we have calculated the vertical sky component in line with the methodology in the BRE Report. The value would be 30.6% with the proposed development in place, above the 27% guideline in the BRE Report; the guidelines would therefore be met and loss of daylight would be small and not significant. Loss of sunlight is not an issue since the window lights a bedroom.
5. The bay window was taken into account in the calculations and is labelled as such in the assessment.
6. It is unclear which cross-sectional drawing Mr Burrows refers to. Cross-sections were not used in the daylight and sunlight analysis. The assessment was based on the positions of the buildings using Ordnance Survey data and the proposed site plan. The distance perpendicular from the bay window to the main proposed development line used in our calculations is in line with what Mr Burrows suggests it should be.
7. We do not believe the points raised confirm “glaring omissions and errors” and our assessment clearly states that we performed a site visit on 25th May 2017.
8. Mr Burrows is incorrect. The bottom of the sill is not used as a calculation point and is not the recognised practice. The recognised practice is given in the BRE Report “Site layout planning for daylight and sunlight: a guide to good practice” which states that the mid-point of the window should be used when assessing obstruction angle, vertical sky component and probable sunlight hours.
9. The methodologies in the BRE Report, and therefore our assessment, are independent of a particular time. Loss of daylight is assessed using the vertical sky component, which is a measure of the daylight received using the standard CIE overcast sky. Loss of sunlight is assessed using probable sunlight hours both annually and in the winter months (between 21st September and 21st March). These methodologies are explained in our assessment.
10. Mr Burrows is correct, the proposed building would be above the 25° obstruction angle to these properties. However, this is an initial check and does not mean that there would be a significant impact to daylight and sunlight if the proposed building subtends an angle greater than 25°. Hence, our assessment carried out a detailed analysis using the vertical sky component and probable sunlight hours (and where possible daylight distribution). This followed the methodology in the BRE Report.
11. No cross-section needs to be provided. A full detailed analysis of the loss of daylight and sunlight to the property has been undertaken in the assessment following the guidance in the BRE report.

At the end of the letter, Mr Burrows makes a series of statements which are irrelevant and unhelpful, and we feel do not necessitate a reply.

Our assessment calculated the loss of daylight and sunlight for planning purposes in line with the good practice guidelines in our BRE Report "Site layout planning for daylight and sunlight: a guide to good practice". The calculations were based on the information available, in line with our standard practices.

If you have any further questions regarding loss of daylight and sunlight for planning purposes, please get in touch.

Yours sincerely



Gareth Howlett
Senior Lighting Consultant
For and on behalf of BRE



Dr Paul Littlefair
Associate Director, Lighting
For and on behalf of BRE

