



PLANNING STATEMENT

Site of Greenhurst and Blastreat

14 Fitzalan Road

Arundel

Description of Development

Demolition of existing buildings and the erection of a block of 45 sheltered apartments for the elderly (comprising 21 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 34 parking spaces.

May 2017

Ziyad Thomas BSc (Hons) MSc MRTPI
Senior Planner
Renaissance Retirement Ltd

TABLE OF CONTENTS

1. INTRODUCTION	1
2 RENAISSANCE RETIREMENT LIVING	2
3 THE NATIONAL NEED FOR OLDER PEOPLE’S HOUSING	4
4 LOCAL NEED FOR OLDER PERSONS’ HOUSING	6
4.1 Existing Specialist Older Persons’ Housing Needs in the District	6
4.2 Future Specialist Older Persons’ Housing Needs in the District	7
4.3 Specialist Retirement Housing in Arundel	8
4.4 Summary	9
5 BENEFITS OF OLDER PEOPLE’S HOUSING	10
5.2 Economic	10
5.3 Social	11
5.4 Environmental	11
5.5 Summary	12
6 THE SITE	13
7 RELEVANT PLANNING HISTORY	14
8 DESCRIPTION OF DEVELOPMENT	15
9 RELEVANT PLANNING POLICY	16
9.1 National Planning Policy Framework (NPPF) (Adopted March 2012)	16
9.2 National Planning Policy Guidance	18
9.3 Other Considerations	18
10 RELEVANT LOCAL PLANNING POLICY	20
10.1 Arun Local Plan 2003 -2011	20
10.2 Arun Local Plan 2011 - 2031 (October 2014)	20
10.3 The Arundel Neighbourhood Development Plan (April 2014)	21
10.4 Supplementary Planning Guidance	21
11 QUANTUM OF DEVELOPMENT	22
11.1 Policy Context	22
11.2 5 Year Housing Supply	24
11.3 Status of the Neighbourhood Plan	25
11.4 Summary	26
13 CONSERVATION	28
14 DESIGN RATIONALE	30
14.2 Landscaping	30
15 OTHER KEY ISSUES	32
15.1 Transport	32
15.2 Loss of employment	33
15.3 Flooding	33
16 CONCLUSION	34

APPENDICES

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

Appendix B: Elderly Accommodation Counsel (EAC) Accommodation Report

Appendix C: Rightmove ‘Retirement Property’ search in Arundel (05.05.2017)

Appendix D: Draft Planning Conditions

1. INTRODUCTION

- 1.1.1 This Planning Statement has been prepared on behalf of Renaissance Retirement Ltd. The proposal is for the demolition of the existing buildings and the erection of 45 sheltered apartments for the elderly (comprising 21 x one bedroom apartments and 24 x two bedroom sheltered apartments age restricted to 60 years and over); associated electric buggy/cycle store and refuse bin store; and, the formation of 34 parking spaces and vehicle turning area, on the site of Greenhurst & Blastreat, 14 Fitzalan Road, Arundel.
- 1.1.2 This statement will explain the proposed development including the concept of the sheltered housing, the critical need for such accommodation on a national and local scale, outline the details of the application site and proposals and analyse the benefits of the scheme against the context of National and Local Planning Policy. The scheme will be assessed against material planning considerations which affect this site and the merits of the proposal for redevelopment.
- 1.1.3 This statement should be read in conjunction with the accompanying Design and Access Statement.

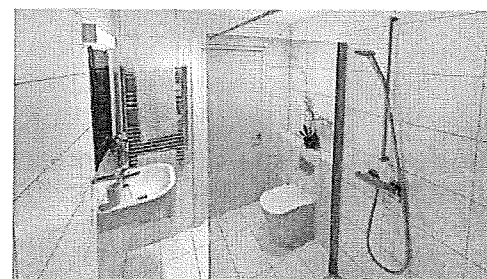
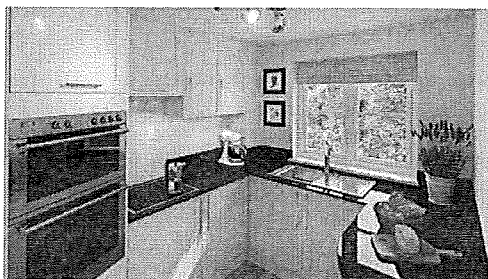
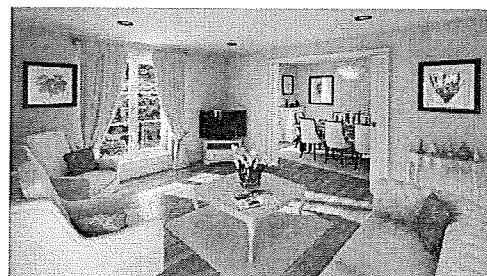
2 RENAISSANCE RETIREMENT LIVING

2.1.1 Renaissance 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. There are several examples of Renaissance Retirement developments which can be found at the following website:

<http://www.renaissancegroup.co.uk/new-homes>

2.1.2 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 125 year lease and managed by the Renaissance Retirement Management Company.

2.1.3 The sheltered apartments are designed to provide for the particular needs of their elderly occupiers.



2.1.4 The following communal services are provided to the occupiers of the proposed sheltered apartments within the development;

- **A Renaissance Retirement 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. The Concierge will be provided with a 7 seater people carrier vehicle to take residents on regular shopping trips and other outings.
- **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;
 - Doors, door-sets, door furniture and windows in compliance with Part Q 'Security-Dwellings' of the Building Regulations and manufactured to a design that has been shown to meet the security requirements of British Standards publication PAS 24:2012;
 - 24 hour emergency call system fitted in all sheltered apartments, bathrooms and living areas plus wearable alarm button (optional);
 - Mains connected smoke detection system;
- **Communal Owners Lounge.** The owners lounge is provided with a small kitchenette where residents and their guests can prepare light refreshments and beverages. The Concierge will encourage residents to use the owners lounge for coffee mornings, social activities and other events;
- **Communal landscaped gardens.** The communal landscaped gardens form an attractive feature and setting for the proposed development. The gardens are designed by professional landscape architects and will provide attractive areas and patios for the residents to sit out in fine weather. The garden areas will be regularly maintained and managed by the Renaissance's landscape maintenance team.

3 THE NATIONAL NEED FOR OLDER PEOPLE'S HOUSING

- 3.1.1 The ageing population of the UK mirrors that in many other European countries. It is partly a consequence of the age structure of the population alive today, in particular the ageing of the large number of people born during the 1960s baby boom.
- 3.1.2 The latest 2011 Census statistics show that currently approximately 1 in 6 people in the population of England and Wales are over 65 years of age. There are now approximately half a million people over the age of 90.
- 3.1.3 What is important to note from the Census data is that the over 65 year old age group is by far the quickest growing age group. The detailed analysis of returns from the 2011 census show that the overall number of people turning 65 in 2012 increased by 30 per cent in a single year. Figures published by the Office for National Statistics reveal that there were 726,069 people aged 64 in England Wales in 2011 when the census was carried out.
- 3.1.4 This year a third of households will be headed by someone aged over 65 and 75% of older people will be owner-occupiers (2011 Census). Around 23% of the population are currently aged over 60, during the next 20 years this will increase to 29%. By 2039, 1 in 12 people will be aged 83 and over.
- 3.1.5 Specialist research by Knight Frank shows that around 25% of over 55's said they wanted to move into some form of retirement housing in the future This equates to 2.5 million households. They calculated that the average equity released by downsizing to a home with one less bedroom is around £52,000 nationally.
- 3.1.6 Currently less than 2% of housing stock is sheltered / retirement housing and 3% of new housing granted planning permission is specifically for the elderly. Taking into consideration levels of home ownership and desire to move Knight Frank assert that the retirement housing market could increase in size from the current figure of around 5,500 delivered per year to 20-30,000 homes per annum.¹

¹Knight Frank, Retirement Housing, 2016

- 3.1.7 More downsizing would not just help increase the delivery of new build housing but also help to free up larger family homes – with an estimated 10 million empty bedrooms currently predicted to be in the homes of older people by 2026.² These additional homes would help diversify the housing market and if those wanting to buy a retirement property were able to do so, it would release £307 million worth of housing back into the market³.
- 3.1.8 Freeing up under-occupied housing is one of a suite of benefits this form of housing has for residents, their families, local communities, the public sector and society in general, which are detailed more fully in *Chapter 5: Benefits of Older People's housing*.

² Hoarding of Housing, Intergenerational Foundation, 2011

³ Top of the Ladder, DEMOS, 2013

4 LOCAL NEED FOR OLDER PERSONS' HOUSING

4.1 Existing Specialist Older Persons' Housing Needs in the District

- 4.1.1 Arun District Council's "Updated Housing Needs Evidence" (September 2016) was prepared on its behalf by GL Hearn and forms part of the evidence base for the emerging Local Plan, it is referred to the "GL Hearn report" from this point onwards. The proportion of older people (defined as individuals aged 65 and above) in the District's population currently stands at 28.3% (43,996 individuals). This is significantly higher than the proportion of older people in England's population (17.7%).
- 4.1.2 We have provided a report of housing need for specialist accommodation for the elderly in Arun (Appendix A) using the Strategic Housing for Older People Analysis Tool (SHOP@) by the Housing Learning and Improvement Network's (Housing LIN). This is a well -respected tool that is widely used within both the private and public sector. The SHOP@ tool was used by GL Hearn in their Updated Housing Needs Evidence to assess the need for older persons' housing.
- 4.1.3 The Housing LIN provides a "Current Market Split" and "Future Market Split" with recommended tenure split settings for Authorities according to the following classifications; Most Deprived, Deprived, Affluent and Most Affluent. Whilst we appreciate that the District has a mix of deprived and affluent areas however we consider it reasonable to classify the Authority as affluent in a national context. The tenure recommendations detailed in the 'Affluent' setting (33% rented : 67% lease) are broadly in line with the recommended tenure split detailed by GL Hearn in the Updated Housing Need Evidence (60:40 split between the market and affordable sectors respectively (para. 5.13).
- 4.1.4 The 'Current Needs' section (page 2) of the SHOP@ report shows that the existing stock of specialist older persons' housing is currently 2,603 units, which broadly accords with the figure used in GL Hearn Report (2,607 units). This is equivalent to a provision of 128 units of specialist accommodation (other than registered care home places) per thousand people aged 75 and over, a shortfall against the Housing LIN'S recommendation of 170.
- 4.1.5 The SHOP@ report provided shows there is currently a slight 'mismatch' in the tenure of specialist older persons' accommodation. The existing tenure for older people (page 5) in

Arun is predominantly owner occupied however a significant proportion of specialist accommodation in the District is in the social rented sector. The SHOP@ report advises that there is currently an oversupply of 77 sheltered housing units for rent, against an undersupply of 149 units for lease or sale in the Authority.

- 4.1.6 The proposed development will go some way towards addressing the tenure mismatch in sheltered housing in the Authority.

4.2 Future Specialist Older Persons' Housing Needs in the District

- 4.2.1 The GL Hearn report uses the population projections from the Office of National Statistics to determine that the population aged 65 and over is expected to increase by 55% over the 20 years from 2011. This compares with an overall population growth of 20% and an increase in the under 65's population of 8%.
- 4.2.2 The District population aged 75 and over is projected to increase by 13,274 individuals to a total of 33,482 between 2011 and 2031. People within this age group are considered to be most likely to require specialist accommodation given the increased likelihood of frailty within this demographic. Using the Housing LINs recommendation of 170 units of specialist accommodation (other than registered care home places) per thousand people aged 75 and over, the GL Hearn report concludes that there is a potential need for an additional 2, 257 units of specialist accommodation over the plan period - 113 per annum (paragraph 5.9).
- 4.2.3 The analysis of the GL Hearn report does not make recommendations about the specific types of specialist housing that might be required. The 'Estimated Future Needs' section (page 3) of the SHOP@ provided (Appendix A) shows the supply of sheltered housing in the District would have to increase by an additional 485 unit by 2020 - from 2,603 units to 3,088 units. 2,069 units of these units would need to be for lease / sale an increase of 426 units from the existing level of sheltered / retirement housing stock (i.e. 1,643 units). Arun District therefore requires an additional 426 units of sheltered housing for lease / sale by 2020. The proposed development will go some way towards addressing that need.

4.3 Specialist Retirement Housing in Arundel

4.3.1 We have been made aware of comments over a perceived surplus of existing sheltered / retirement flats within Arundel itself. This is seemingly demonstrated by an alleged high volume of such properties for sale within Arundel.

4.3.2 The Elderly Accommodation Council (EAC) is a national Charity that aims to help older people make informed choices about meeting their housing and care needs. It provides a comprehensive directory of specialist housing developments for older people on a settlement by settlement basis. The EAC Accommodation Report for Arundel is provided in Appendix B but is summarised in the table below:

Address	Type of Accommodation	Completed	No. of Units
Batworth Park House, Crossbush, Arundel	Sheltered / Retirement Flats	1983	20
Caen Stone Court, Queen Street, Arundel	Sheltered / Retirement Flats	2009	24
Causeway Court, Queen Street, Arundel	Sheltered / Retirement Flats	1984	17
Martlets Court, Queen Street, Arundel	Sheltered / Retirement Flats	1990	50
Warwick Court, Torton Hill Road, Arundel	Sheltered / Retirement Flats	1982	28
Hurst Cottages, East Street, Amberley	Age Restricted Cottages	Unknown	4

4.3.3 The above table shows that there are currently a total of 5 sheltered / retirement developments comprising 139 units within Arundel (this excludes Hurst cottages as it provides a different form of accommodation, age restricted cottages, and is located within Amberley).

4.3.4 Of the 139 sheltered / retirement units existing in Arundel, 115 (83%) are more than 27 years old; the remaining 24 (17%) are approaching 8 years old. The age of sheltered / retirement housing is an important consideration for residents as modern efficient homes are better insulated and cheaper to heat and run. More modern sheltered / retirement properties benefit from the energy efficiency improvements delivered through the Building Regulations and the design improvements and innovation from within the sector to meet the increased expectations and lifestyle aspirations of prospective residents.

4.3.5 A recent search (16/05/2017) on Rightmove (Appendix C) demonstrates that there are currently only 9 units of sheltered / retirement housing available for sale in the Arundel area at the time of writing. This is not considered to be a considerable level of available provision given the extent of need within Arun District detailed above.

4.3.6 We note that the majority of the properties on offer comprise of the more aged housing stock, with only one apartment on offer from the more recent McCarthy & Stone development, Caen Stone Court. 2 units which have been on the market for over 6 months are both in excess of 30 years old.

4.4 Summary

- 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;
- 83% of all units are over 27 years old, and the remaining 17% are more than 8 years old; and,
- At the time of writing there were only 9 units of sheltered / retirement housing available for sale in Arundel

5 BENEFITS OF OLDER PEOPLE'S HOUSING

5.1.1 The need to provide specialist housing for older people has been recognised specifically in Paragraph 21 of the National Planning Practice Guidance. The guidance recognises that housing for older people can help free up under-occupied housing and its provision is of critical importance given the projected increase in households over the age of 65.

5.1.2 Good quality retirement housing also has a range of significant benefits that can be divided into the three dimensions of sustainable development.

5.2 Economic

- When older people with low to moderate support needs move into specialist older persons' housing this generates a saving of £2,988 per person per year split evenly between savings from hospital stays (£1,449) and social care (£1,488). Updated for 18% CPI inflation between 2010 and 2017, this provides an annual saving of £3,525 a year per person.⁴
- In accordance with the Government's bedroom standard in which people have at least two unused bedrooms, 57% of people aged over 55 were considered to be under occupying. There were 18 million surplus bedrooms in 2009/2010, 9 million of which were under occupied by those aged 60 and over⁵. Shelter⁶ calculated that if 20% of older households currently under occupying were to downsize, around 840,000 family homes would be released, including 760,000 that were owner occupied in tenure.
- Older people are more inclined to shop locally and support the vitality and viability of local centres. A specialist retirement development of 55 residents spends approximately £610,000 in local shops per year, and when compared to a conventional housing development, some £2.3million in additional local spending over the development's lifetime⁷.

⁴ "Financial benefits of investment in specialist housing for vulnerable and older people" A report for the Homes & Communities Agency, Frontier Economics, 2010

⁵ 'Hoarding of Housing: The intergenerational crisis in the housing market', Intergenerational Foundation, 2011

⁶ 'A better fit? Creating Housing choices for an ageing population', Shelter, 2012.

⁷ A Better Life: Private Sheltered Housing and Independent Living for Older People, ORB, 2003

5.3 Social

- Sheltered housing helps to reduce anxieties and worries experienced by many elderly people living in housing which does not best suit their needs in retirement by providing safety, security and reducing management and maintenance concerns;
- This form of development provides companionship and a self-contained community which helps to reduce isolation, loneliness and depression. The impact of loneliness on one's health can be significant and is well documented, having a detrimental impact to an individual's mental health to an increased risk of falls and hospitalisation. Whilst no-one has quantified the country-wide cost of loneliness in later life, small scale schemes have delivered savings to the tune of £3 saved to the public purse for every £1 invested⁸;
- Provides a form of housing which addresses the on-set and increasing problems of mobility/frailty through maintaining health and general well-being;
- Residents of specialist housing for older people were found to have a reduced level of expected nights spent in hospital, providing a saving to the NHS of £2,598 per resident per annum⁹;
- Residents of specialist accommodation had a lower average number of visits per year to a GP of 4.2 compared to an average of 6 visits amongst the national population aged 75+¹⁰;
- Is very well located in relation to shops and other essential services, being within easy walking distance or readily accessible by public transport which can reduce isolation and reduce the worry of depending on a car and helps to maintain an independent lifestyle

5.4 Environmental

- Sheltered housing makes more efficient use of land thereby reducing the need to use limited land resources for housing;
- Providing medium to high density housing in close proximity to services and shops which can be easily accessed on foot thereby reducing the need for travel by means which consume energy and create emissions;

⁸ *Building Companionship: How better design can combat loneliness in later life*, DEMOS & McCarthy & Stone, 2016

⁹ *Identifying the Health Gain Benefits from Retirement Housing*, Institute of Public Care, 2012

¹⁰ *A Better Life: Private Sheltered Housing and Independent Living for Older People*, ORB, 2003

- Providing medium to high density housing in a location highly accessible by public transport thereby enabling longer journeys to be undertaken by these modes thereby reducing the need to travel by car.

5.5 Summary

5.5.1 Research into the benefits of specialist housing has consistently found that it delivers significant savings to the public purse, particularly due to the reduced reliance on health and social care services. A recent report by the Strategic Society Centre entitled: *Valuing Retirement Housing* (2016) summarises how the development of one unit of retirement housing may make savings for the state in the table below:

Type of Savings	Estimated Value per person	Estimated Value per unit with 2 people
Health & Care Needs	£9,700	£19,400
Local Authority social care entitlement	£18,600	£37,200
First-time buyers and future retirement wealth	£54,800	£54,800
Total	£83,100	£111,400

5.5.2 At a time of Austerity in Government expenditure, those levels of financial savings are significant and underline the Government's reference to the delivery of older persons' accommodation being 'critical'.

6 THE SITE

- 6.1.1 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. Local facilities include a post office, hairdressers, pubs and restaurants and a number of small food stores including a Co-op within 50 metres fronting onto Queen Street.
- 6.1.2 The site is accessible via public transport, with the proposed development served by a number of bus routes from stops on Queen Street. These provide regular services to destinations within Arundel itself and other nearby settlements including Littlehampton, Worthing, Chichester and Bognor Regis. Arundel Rail Station is located 0.5 miles away from the site and provides access to the national rail network.
- 6.1.3 A detailed description of the site and its surroundings is provided in the accompanying Design & Access Statement. For the sake of brevity that description will not be repeated here.

7 RELEVANT PLANNING HISTORY

7.1.1 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

8 DESCRIPTION OF DEVELOPMENT

- 8.1.1 The proposal will comprise the demolition of the former Blastreat workshops and the neighbouring vacant dwelling house and the erection of two blocks part 3 storey / part 4 storey with a glazed link of 45 sheltered apartments comprising 21 x 1 bedroom apartments and 24 x 2 bedroom apartments for older people.
- 8.1.2 The accommodation will be served by 34 parking spaces within a parking court area with a new access onto Fitzalan Road.
- 8.1.3 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.

9 RELEVANT PLANNING POLICY

9.1 National Planning Policy Framework (NPPF) (Adopted March 2012)

9.1.1 The National Planning Policy Framework is a material consideration in planning decisions.

9.1.2 Paragraph 14 sets out that at the heart of the NPPF is a 'presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking.' For decision making this means approving development proposals that accord with the development plan without delay (para 12).

9.1.3 The NPPF sets out clearly in paragraph 17 that LPAs should *"proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities."*

9.1.4 In respect of housing local planning authorities are required at paragraph 47 to;

"boost significantly the supply of housing..."

9.1.5 Paragraph 49 reiterates that;

"Housing applications should be considered in the context of the presumption in favour of sustainable development."

9.1.6 In addition, paragraph 50 requires a wide choice of high quality homes to be provided, to create sustainable, inclusive and mixed communities. LPAs should plan for this based on future demographic trends and the needs of different groups in the community (such as older people etc.) and identify the size, type, tenure and range of housing that is required in particular locations to reflect local demand.

9.1.7 The requirement for good design is a material planning consideration and one which is highlighted at Paragraph 58;

- *“Planning policies and decisions should aim to ensure that developments:*
- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- *create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and are visually attractive as a result of good architecture and appropriate landscaping.”*

9.1.8 In addition, paragraph 61 states that whilst visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

9.1.9 It is highlighted that design policies should not be too prescriptive and that local design codes and design review arrangements are advantageous to ensuring delivery of innovative, inclusive, high quality design. Paragraph 65 directs that *“Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape...”*

9.1.10 The NPPF recognises the importance in the planning process of pre-application engagement and front loading in order to minimise the overall risk to developers for delays during the application period. This also includes local stakeholder engagement opportunities which are highlighted at Paragraph 189.

9.1.11 In determining planning applications, Paragraph 197 reiterates the presumption in favour of sustainable development applications, whilst Paragraph 204 highlights the importance of seeking Planning Obligations which meet all of the following tests;

- *necessary to make the development acceptable in planning terms;*
- *directly related to the development; and*
- *fairly and reasonably related in scale and kind to the development.”*

9.1.12 Paragraph 206 states that the prevailing market conditions should be taken into account to ensure that sufficient flexibility exists to ensure that development proposals do not become economically unviable due to onerous planning obligations. Equally, planning conditions should only be imposed in circumstances where they are necessary, relevant to planning and to the development approved, enforceable, precise and reasonable in all other respects.

9.2 National Planning Policy Guidance

9.2.1 The National Planning Policy Guidance, which was published on 6th March 2014, includes the following section on housing for older people at paragraph 21:

“The need to provide housing for older people is critical given the projected increase in the number of households aged 65 and over accounts for over half of the new households (Department for Communities and Local Government Household Projections 2013). The age profile of the population can be drawn from Census data. Projection of population and households by age group should also be used. Plan makers will need to consider the size, location and quality of dwellings needed in the future for older people in order to allow them to live independently and safely in their own home for as long as possible, or to move to more suitable accommodation if they so wish. Supporting independent living can help to reduce the costs to health and social services, and providing more options for older people to move could also free up houses that are under occupied.”

9.3 Other Considerations

9.3.1 The Department of Communities and Local Government (DCLG) recently published a housing White Paper entitled: *Fixing our Broken Housing Market* (February 2017). In this document the Government acknowledges the benefits of specialist retirement housing stating that *‘Helping older people to move at the right time and in the right way could also help their*

quality of life at the same time as freeing up more family homes for other buyers' (para 4.42).

- 9.3.2 The White Paper also advises that the Government will be introducing a new statutory duty through the Neighbourhood Planning Bill on the Secretary of State to produce guidance for local planning authorities on how their local development documents should meet the housing needs of older and disabled people. This will produce clear expectations about planning to meet the needs of older people, including supporting the development of such homes near local services.
- 9.3.3 Whilst it is appreciated that this guidance is still pending publication, the importance the Government is placing on meeting the housing needs of older people is clear.

10 RELEVANT LOCAL PLANNING POLICY

10.1 Arun Local Plan 2003 -2011

10.1.1 The development plan for Arun currently comprises the 'saved' policies of the adopted 2003 Arun Local Plan. Those 'saved' policies relevant to the proposed development include the following:

- Policy GEN 2 Built up Area Boundary
- Policy GEN 7 The Form of New Development
- Policy GEN 11 Inland Flooding
- Policy GEN 12 Parking in New Development
- Policy GEN 18 Crime Prevention
- Policy GEN 22 Buildings or Structures of Character
- Policy AREA 2 Conservation Areas
- Policy DEV 17 Affordable Housing
- Policy DEV 21 Accommodation Restricted to Occupancy by the Elderly
- Policy DEV 22 Relaxation of Restrictions Relating to Occupation by the Elderly

10.2 Arun Local Plan 2011 - 2031 (October 2014)

10.2.1 The emerging Local Plan for the Authority which, at the time of writing the Council had published modifications for public consultation. Whilst these policies are still pending formal adoption, given the Local Plan's advanced stage of preparation they are deemed to be a material consideration in the determination of this application. The relevant emerging policies include the following:

- Policy SD SP1 Sustainable Development
- Policy SD SP2 Built-up Area Boundary
- Policy H SP1 Strategic Housing, Parish and Town Council Allocations
- Policy H SP2 Affordable Housing
- Policy H DM2 Independent Living and Care Homes
- Policy D SP1 Design
- Policy D DM1 Aspects of form & Design Quality
- Policy D DM2 Internal Space Standards
- Policy D DM3 External Space Standards
- Policy ECC SP1 Adapting to Climate Change
- Policy ECC SP2 Energy and Climate Change Mitigation
- Policy T SP1 Transport and Development

- Policy HER SP1 The Historic Environment
- Policy HER DM2 Locally Listed Buildings or Structures of Character
- Policy HER DM3 Conservation Areas
- Policy W DM2 Flood Risk
- Policy W DM3 Sustainable Urban Drainage Systems
- Policy QE SP1 Quality of the Environment

10.2.2 The application site is previously developed 'brownfield' land within the built-up area. On the Proposals Maps the site is not identified as being allocated for a particular purpose, nor is it identified as a strategic employment site.

10.3 The Arundel Neighbourhood Development Plan (April 2014)

10.3.1 Following the Localism Act of 2011, Arundel Town Council have prepared the Arundel Neighbourhood Development Plan which was adopted by the District Council on 30 April 2014 and now forms part of the Development Plan.

- Policy 1: Presumption in Favour of Sustainable Development
- Policy 2: A Spatial Plan for the Parish
- Policy 3: Housing Supply
- Policy 5: Land at Fitzalan Road
- Policy 6: Transport Access and Car Parking

10.3.2 The site is identified as being a suitable location for housing in Policy 5. Further consideration on the wording of this policy and in particular the alleged limit to development on this site is addressed in *Chapter 11: Quantum of Development*.

10.4 Supplementary Planning Guidance

10.4.1 Due consideration has been given to any Supplementary Planning Guidance that forms part of the Arun Local Development Framework including:

- Open Space & Recreation Standards SPG (October 2000)
- Conservation Areas SPG (October 2000)
- Parking Standards SPG (October 2000)

11 QUANTUM OF DEVELOPMENT

11.1 Policy Context

11.1.1 The site sits within the settlement envelope of Arundel and is unallocated in both the adopted the emerging District Local Plan. The site was however allocated for housing in the Arundel Neighbourhood Development Plan, specifically in *Policy 5: Land at Fitzalan Road*.

11.1.2 The wording of Policy 5 advises 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' (emphasis own)

11.1.3 During pre-application discussion meetings with representatives of the Arundel Town Council, it was asserted that 24 dwellings served as an upper limit for the quantum of development on this site and that development exceeding this number of units would be contrary to the Neighbourhood Plan. This position has been repeated regularly by representatives of the Arundel Town Council in the Local Press.

11.1.4 It is the view of the applicant that asserting that 24 dwellings serves as a 'cap' or upper limit' is disingenuous. This matter was specifically addressed during the Examination of the Neighbourhood Plan.

11.1.5 Policy 3 of the Neighbourhood Plan was modified by Examiner Christopher Collison, on his recommendation dated 10th February 2014 so that the Plan provides for the development of a minimum of 60 homes for completion in the period from 1 April 2014 to 31 December 2029 and not 'up to 90 homes' as was proposed by the Town Council originally. The Examiner's rationale for this was as follows:

At the heart of the Framework is a presumption in favour of sustainable development. All plans should be based upon and reflect this presumption. Neighbourhood plans should plan positively to support local development. The use of the term 'up to 90 homes', although described as a target, has the effect of establishing a maximum number. Strict adherence to

a specified number creating a ceiling or cap on development represents an inappropriate constrained approach to sustainable development that may potentially be proposed during the plan period. (Page 20, Paragraph 4) (*Emphasis Own*)

- 11.1.6 Similarly, to ensure that the adopted Neighbourhood Plan accords with NPPF in promoting the delivery of more sustainable housing development the Examiner required Policy 5 relating to the land at Fitzalan Road (the subject of this application) to be modified to remove the limit on the number of dwellings proposed to be developed on this site. A modification was required to replace the Council's original wording of 'up to 24 dwellings' with 'approximately 24 dwellings'. The Examiner advised the following:

In considering policy 3 I have concluded the use of the term "up to" by imposing a ceiling or cap on total development does not have regard to national policy in which there is a presumption in favour of sustainable development. It is however understandable that those people preparing a neighbourhood plan will seek to estimate individual site capacities in order to appreciate whether or not provision will meet local need. Actual numbers of homes achieved on sites will be determined on a site by site basis when detailed schemes are prepared and assessed taking into consideration site constraints.

*In order to have regard to national policy as set out in the Framework indicative capacities, instead of a cap, should be stated in respect of the River Road, Ford Road and Fitzalan Road sites... (Page 21, Paragraph 4 & 5) (*Emphasis own*)*

- 11.1.7 It was therefore made explicitly clear during the Examination of the Neighbourhood Plan that the imposition of an upper limit on development was contrary to National Planning Policy Guidance. Similarly the quantum of development stipulated in Policy 5 was only ever intended to be indicative and the exact number of units could only be determined through the preparation and assessment of a detailed scheme.

- 11.1.8 The Examiner's Report also emphasises the importance of monitoring and review of the Neighbourhood Plan:

"...The Neighbourhood Plan contains a commitment to ongoing annual monitoring and a proposal that the Town Council will formally review the plan on a five year cycle, or to

coincide with the review of the Arun Local Plan if this cycle is different. This approach represents good practice and will ensure that the Neighbourhood Plan remains up to date, relevant, and effective in encouraging and shaping appropriate development. The reference in paragraph 3.7 of the Submission Plan should however be to the two emerging Local Plans that will apply in the area. I have not however made a recommendation for modification of the Neighbourhood Plan in this respect as it is not necessary to meet the basic conditions” (underlining – my emphasis)

- 11.1.9 There has been a significant increase in the level of Objectively Assessed Need (OAN) for housing in the District and accordingly Town and Parish Councils have been asked to review their Neighbourhood Plans to accommodate the increased requirement.

11.2 5 Year Housing Supply

- 11.2.1 The Arun Local Plan Housing Implementation Strategy (March 2017) provides updated evidence in relation to the District’s 5 year housing land supply position represented by the period from the 1st April 2016 to 31st March 2021.
- 11.2.2 The District Council’s housing requirement is 20,000 dwellings over the Plan period to meet its objectively assessed need (OAN). The Council’s current ‘policy off’ position is 1.92 years housing land supply, which incorporates a shortfall of 1,548 dwellings from the period 2011 - 2016 via the Sedgefield method.
- 11.2.3 The Council has stated that it seeks to meet the majority of its housing need through the delivery of strategic housing allocations. Infrastructure capacity however means that the ability to deliver housing on strategic sites is constrained for the next five years.
- 11.2.4 The Housing Implementation Strategy advises that *“While Neighbourhood Plans have been successful in identifying some housing sites, they have not yet delivered a significant number of dwellings relative to the overall requirements of the District”* (para 3.6). To meet the significant increase to the OAN since 2011, the District Council has removed the Parish and Town Council housing allocations target from Policy HSP1 of the emerging Local Plan and replaced it with a figure for Small Sites. Town and Parish Councils have been asked to review their Neighbourhood Plans to accommodate the increased requirement, and, should these

have not progressed significantly in the 3 years following the adoption of the Local Plan then the District Council will produce a Small Sites DPD.

11.2.5 The District Council is also looking into ways to increase the housing land supply in the short term, pertinently by encouraging smaller sites which can be delivered quickly to boost the 5 year housing land supply.

11.2.6 Renaissance considers that the proposed development site can accommodate a higher quantum of development than the indicative number stated in the Neighbourhood Plan. This makes the best use of a sustainably located site and helps to boost short term housing numbers and delivery in the District.

11.3 Status of the Neighbourhood Plan

11.3.1 The Arundel Neighbourhood Development Plan must also be considered in the context of the Written Ministerial Statement of the 13th December 2016 (Ref: HCWS346). This Statement specifically addresses housing policies in Neighbourhood Plans and advises that:

“...relevant policies for the supply of housing in a neighbourhood plan, that is part of the development plan, should not be deemed to be ‘out-of-date’ under paragraph 49 of the National Planning Policy Framework where all of the following circumstances arise at the time the decision is made:

- *This written ministerial statement is less than 2 years old, or the neighbourhood plan has been part of the development plan for 2 years or less;*
- *the neighbourhood plan allocates sites for housing; and*
- *the local planning authority can demonstrate a three-year supply of deliverable housing sites.*

This statement applies to decisions made on planning applications and appeals from today

11.3.2 Whilst the Neighbourhood Plan does allocate sites for housing, it is over 2 years old and the Council can only presently demonstrate less than 2 years of housing land supply. Neighbourhood Plan policies relating to the supply of housing, including Policy 5, must

therefore be considered out of date in accordance with the aforementioned Written Ministerial Statement and can be attributed little weight in the determination of this application. This position was confirmed by District Planning Officers in written Pre-Application advice (Ref: PAA/224/16).

11.4 Summary

11.4.1 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 strongly asserted that the number of units in the proposal is contrary to this Policy. However:

- The wording of Policy 5 in the Neighbourhood Plan sets an *indicative* target of 24 dwellings, not a *limit*;
- The Examiner's Report made it clear that the imposition of a ceiling or cap would be contrary to the presumption in favour of sustainable development, 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 1.92 years;
- 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 review their Neighbourhood Plans to accommodate the 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.

11.4.2 The proposal makes best use of a previously developed site in a sustainable location, delivering a much needed form of residential accommodation in the District. Optimising the use of this site will boost the delivery of housing at a time when the District Council is seeking to boost the delivery of small sites to address the shortfall in housing land supply.

11.4.3 Similarly, the District Council has requested that the Arundel Neighbourhood Plan is reviewed to accommodate an increased housing requirement. Again, making best use of the site will also assist in this respect.

11.4.4 Finally, we reiterate that the indicative number of dwellings (24) detailed in Policy 5 in the Neighbourhood Plan does not serve as a 'cap' or upper limit'. This matter was specifically addressed during the Examination of the Neighbourhood Plan.

13 CONSERVATION

- 13.1.1 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 demolished for residential redevelopment leaving the remnant ancillary building which has undergone various changes of use and internal alterations since 1922.
- 13.1.2 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. Renaissance Retirement do not consider it appropriate to consider the building on site to be a heritage asset as a consequence.
- 13.1.3 The site is however located adjacent to the Arundel Conservation area and therefore the loss of this building and its proposed replacement may affect the setting of the designated heritage asset.
- 13.1.4 The proposed development site sits outside but adjacent to the south-western boundary of the Conservation area. Queen Street demarks the southern extent of the old town and the conservation area. The street scene and historic environment of Queen Street itself is of significance, with a number of Grade II Listed buildings on the east side of the part of the Conservation Area. The east side of Fitzalan Road by contrast has no designated heritage assets and is dominated by the access and service arrangements for the modern retail units and sheltered housing developments on Queen Street and is broadly linked to the curtilage of these developments. There is little of architectural or historic merit in this part of the Conservation area.
- 13.1.5 The proposed development and how it relates to the Arundel Conservation Area is described in detail in the *Design and Access Statement* and *Heritage Statement*. For the sake of brevity, those details are not repeated here.

- 13.1.6 The proposed development will appear appropriate within its setting and ensures that views into and out of the adjoining conservation area will not be harmed. On the contrary, the removal of the architecturally insignificant 'Greenhurst' and the unsightly yard, ancillary buildings and unneighbourly noisome activities of Blastreat and their replacement with a well-considered and architect designed proposal will significantly enhance the setting of the adjoining conservation area and the views into and out of it.
- 13.1.7 As the proposed development will 'enhance' rather than result in any 'substantial' harm to the Conservation Area, it satisfies the requirements of section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Therefore there is no requirement to weigh the benefits it will deliver.
- 13.1.8 Nevertheless, 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.

14 Design Rationale

14.1.1 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.

14.1.2 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.

14.1.3 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.

14.2 Landscaping

14.2.1 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.

- 14.2.2 The proposals will significantly enhance the landscape offering and visual amenity in comparison to the existing extent of hardstanding covering the site.
- 14.2.3 It is considered that the quantum of space provided is commensurate with the character of the area and the needs of older people.
- 14.2.4 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.

15 OTHER KEY ISSUES

15.1 Transport

- 15.1.1 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.
- 15.1.2 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 34 parking spaces at a ratio of 1 parking space for every 1.3 apartments. In addition, the development includes the provision of a covered electric buggy store for the storage and charging of up to 8 electric pavement cars.
- 15.1.3 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.
- 15.1.4 The proposal will remove the existing commercial vehicular traffic from the site, thereby reducing noise, disturbance and fumes to neighbouring occupiers.
- 15.1.5 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.
- 15.1.6 The parking areas will be set within the landscape setting of the development.
- 15.1.7 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.

15.2 Loss of employment

- 15.2.1 The existing use on the site comprises a paint and metal stripping workshop and a vacant dwellinghouse.
- 15.2.2 The existing business is seeking to relocate to more suitable modern industrial premises within the Arundel area and 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.
- 15.2.3 The site has been allocated for residential development in the Arundel Neighbourhood Plan, specifically *Policy 5: Land at Fitzalan Road*.
- 15.2.4 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.

15.3 Flooding

- 15.3.1 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.
- 15.3.2 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.
- 15.3.3 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 and which will ensure that the proposal will place no greater pressure on the existing drainage system

16 CONCLUSION

- 16.1.1 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 would deliver sustainable development through economic, social and environmental benefits.
- 16.1.2 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.
- 16.1.3 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.
- 16.1.4 In locating the development within such an area the proposal will not lead to any loss of residential amenity.
- 16.1.5 The scheme is in accordance with the development plan, as required by section 38 of the Planning and Compulsory Purchase Act 2004. Therefore, having regard for all of the relevant considerations at this site it is concluded that the balance of material considerations is in favour of the development and planning permission should be granted.
- 16.1.6 Set out in Appendix D are 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%

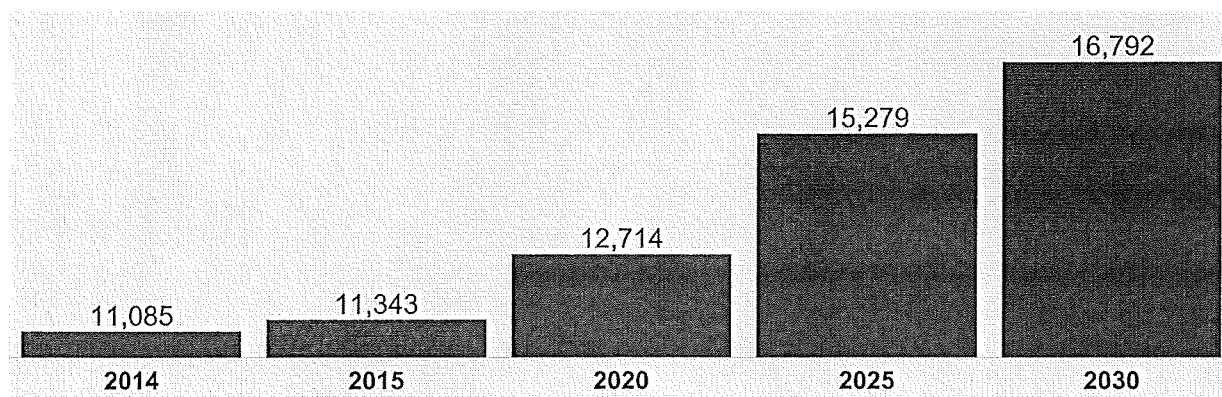
Estimated Future Needs

	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

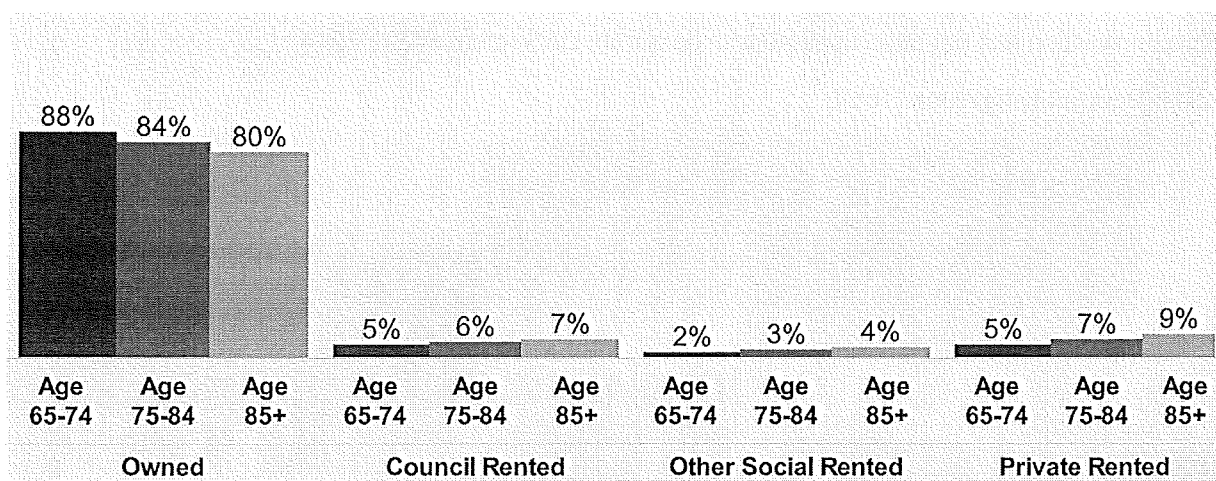
This information has not been updated with data from ONS release May 2014.

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,

Age exclusive housing

→ [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](#)



VACANCIES

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,
Horsham, West Sussex RH12 1DT. T:



→ [View details](#)

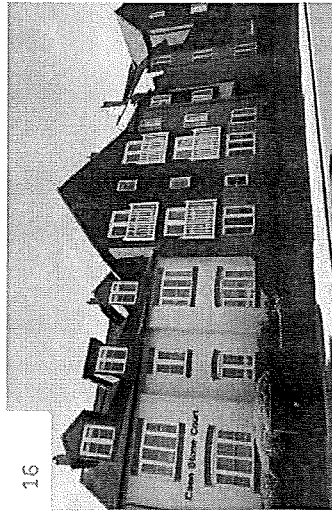
Online results: <http://www.housingcare.org/housing-care/results.aspx?ath=1,2&lst=ar&art=3&arid=53&ar=&stp=10&ntp=1&sm=&vm=list&rp=15>

APPENDIX C

**Rightmove 'Retirement Property' search in Arundel
(05.05.2017)**

9 results

Sort: Highest Price   



16

£279,950

2 bedroom retirement property for sale
Caen Stone Court, Queen Street, Arundel: ****PRESENTED IN EXCELLENT CONDITION**** - Two bed second floor retirement apartment

We are pleased to offer the sale of this stunning retirement apartment designed for the independent over 60's. With amazing views of the Castle and rolling Hills. Situated in the Historic Town of Arundel close to all local amenities. ****MUST BE VIEWED TO APPRECIATE ****



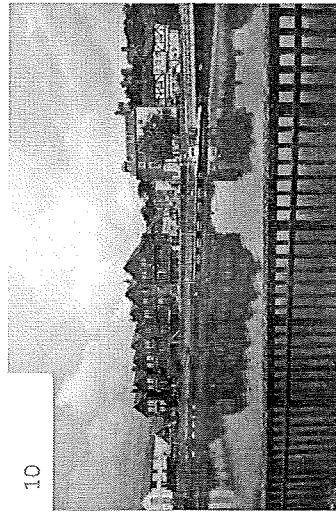
Added on 02/02/2017 by Retirementmove head office, Birmingham



01564 655060
Local call rate



Email agent



10

£230,000

Offers in Excess of

2 bedroom apartment for sale
Queen Street, Arundel

A well-proportioned 2 bedroom ground floor apartment situated within the popular Martlets Court retirement development adjacent to the River Arun. This good size apartment has direct access from the lounge to a small patio area, and is close to local shops and transport services and is in a great...



Added on 12/04/2017 by Clarkes Estates, Arundel



Email agent

We use cookies to optimise your experience on our website. If you continue we'll assume that you are happy to receive our cookies. However, if you would like to, you can change your cookie settings at any time.

[Continue](#)**£220,000**

Guide Price

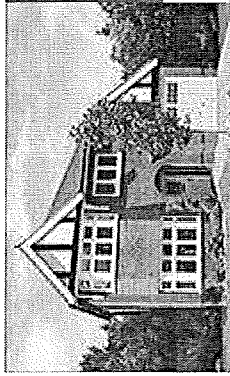
A bright and spacious retirement apartment which has been recently decorated with new flooring throughout, set within a central and sought after development.



Added on 31/03/2017 by Sims Williams, Arundel

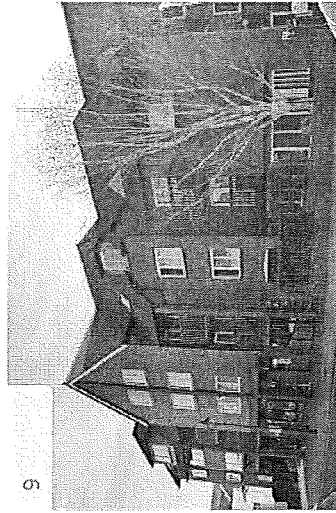


Email agent



A stunning collection of 3, 4 & 5 bedroom homes now available in Barnham

Ashdown Vale, Barnham | Find out more ▶

**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...



Added on 13/03/2017 by Sims Williams, Arundel

£220,000

Guide Price



Email agent

**2 bedroom retirement property for sale**
Crossbush, Arundel, West Sussex

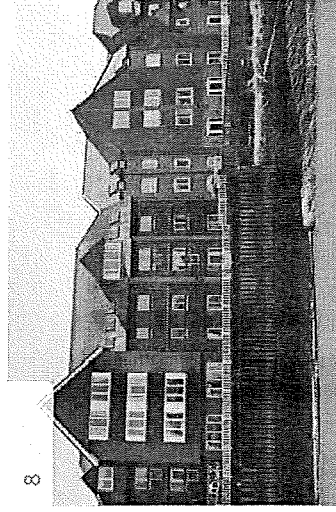
We use cookies to optimise your experience on our website. If you continue we'll assume that you are happy to receive our cookies. However, if you would like to, you can change your cookie settings at any time.

[Continue](#)**£180,000**

Added on 05/01/2017 by Cubitt & West, Arundel



Email agent



8

**1 bedroom retirement property for sale
Queen Street, Arundel**

A one bedroom retirement apartment in a central and sought-after development offering superb views of the river Arun and Arundel Castle.



Added on 06/04/2017 by Sims Williams, Arundel

£170,000

Guide Price



Email agent



15

**2 bedroom retirement property for sale
Crossbush, Arundel, West Sussex**

Offered at a reduced price for the over 60s under Homewise's lifetime lease plan. Discounts range from 8.5% to 59% of the property's full market value. For example purposes, the above price is based on a single man aged 69. The actual price you pay will depend on your age and personal circumstances...



Reduced on 28/06/2016 by Homewise, Worthing

£119,500

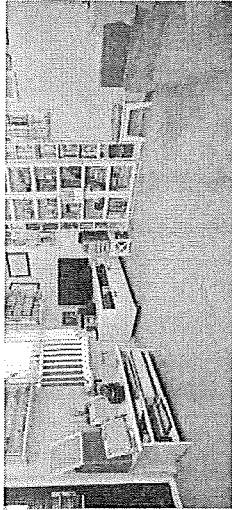
Guide Price



Email agent

We use cookies to optimise your experience on our website. If you continue we'll assume that you are happy to receive our cookies. However, if you would like to, you can change your cookie settings at any time.

[Continue](#)



This central ground floor apartment is really in the PERFECT POSITION, freshly decorated throughout and offered with a LENGTHY LEASE, there is even residents parking!



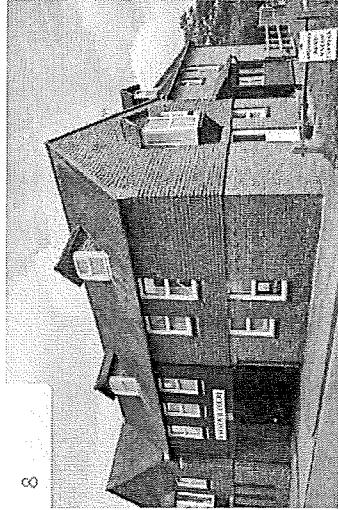
Added on 09/05/2017 by Cubitt & West, Arundel

£100,000



Email agent

8



1 bedroom retirement property for sale
Queen Street, Arundel

A ground floor 1 bedroom retirement flat within the historic town of Arundel. The amenities of the medieval town with its magnificent Castle and Cathedral are all on your doorstep. No Onward Chain.



Added on 22/11/2016 by Sims Williams, Arundel

£70,000



Email agent

Guide Price

[Previous](#)

Page 1 of 1

[Next](#)

Rightmove

Search for sale

Resources

Where can I live?

Quick links

Cheap flats to rent

We use cookies to optimise your experience on our website. If you continue we'll assume that you are happy to receive our cookies. However, if you would like to, you can change your cookie settings at any time.

Continue

[Blog](#)

[Follow us](#)

[Property guides](#)
[House price index](#)
[Help to buy](#)

[Find an agent](#)

[Rightmove PLC](#)

[About](#)

[Press centre](#)

[Investor relations](#)

[Contact us](#)

[Careers](#)

[Mobile platforms](#)

[Regions](#)

[England](#)

[Scotland](#)

[Northern Ireland](#)

[Wales](#)

[London](#)

[London stations](#)

[Professional](#)

[Rightmove Plus](#)

[Automated Valuations](#)

[Agents and Developers](#)

[This site:](#)

[Site map](#)

[Help](#)

[Cookies](#)

[Safety and security](#)

[Terms and Privacy policy](#)

Major cities and towns in the UK:

Select (A-Z)



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.

