AHA! Affordable Housing In Arundel

"Preserving Arundel"

Foreword:

AHA! has been formed by many residents of Arundel to object to the planning application for 45 luxury retirement flats on Blastreat and Greenhurst at 14 Fitzalan Road Arundel.

At the time of this submission (4th September 2017) around 1600 people have signed paper petitions, over 280 people have signed an online petition and over 80 people have written directly to Arun District Council objecting to the application.

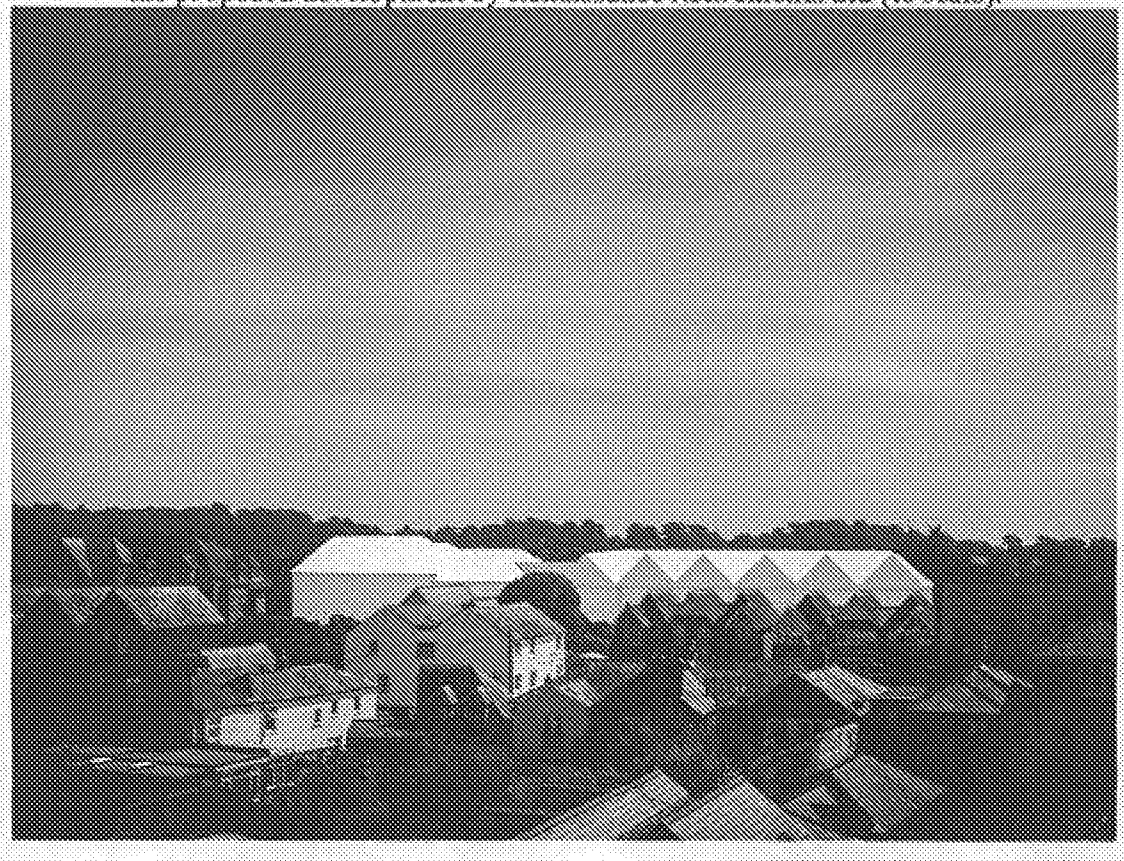
This bundle seeks to set out the principle objections as far as this campaign group is currently aware, and in doing so, seeks to represent the views of our supporters.

AHA! is not against sustainable development, demonstrating high quality design and use of materials which reflects the housing need of Arundel, subject of course, to the caveats raised within this bundle.

Until these caveats are satisfied, AHA! **OBJECTS** to development on this site.

Adrian Burrows
Arundel
September 2017.

Below:- Photo from taken a Listed Building in Tarrant Street, Arundel looking towards the proposed development by Renaissance Retirements Ltd (to scale).



AHA! -Affordable Housing in Arundel

"Preserving Arundel"

Contents:

1. **Conservation and Architecture:** Victoria Holland RIBA consultant and award-winning conservation architect (former resident of Maltravers Street, Arundel) whose practice acted as conservation advisers to Arun District Council
2. **Affordable Housing Policy** : Dr Cara Courage PhD MSc BA FRSA AoU FRGS AAG PLC. Internationally renowned specialist in place making and integrating people into their community
3. **Rights of Light** : Stephen Birrell Bsc (hons) PG DIP UP&D MRTPI consultant on rights of light and general policy
4. **Flooding:** With advice from Environment Agency, Southern Water and Arun District Council.
5. **Highways**: Peter Dean Pr. Eng. BSc (civil) as highway consultant (resident of Mount Pleasant, Arundel)
6. **Planning Policy**: with advice from Ellie White MRTPI CIHCM as a town planning consultant (of MCC Planning Consultancy, Arundel)
7. **Ecology:** With advice from Arundel Wetland Centre and Chichester District Council
8. **Deliverability and Validity Requirements:** Reason the development is undeliverable **and** Reasons the application is invalid
9. **Publicity:** Inc: Press articles ; AHA! leaflet; and, petitions.

ACTION YOU CAN TAKE!

a) AHA! is encouraging supporters to attend all the town council meetings discussing this topic

b) Please object directly to **arun.gov.uk and follow links to Planning, planning post 1987, insert the reference :AB/77/17/PL , then click on the planning reference number and then click on the "comment" tab.**

c) Please also continue to spread the petition around online to neighbours, friends and family who know and live in Arundel or Arun District .

The Hon. William Rollo
Acres Farm
Bradfield
Berkshire

Planning Department
Arun District Council
Maltravers Road
Littlehampton
West Sussex

Sept 2017

Dear Sir/Madam,

Re: planning Application to build 45 retirement flat in Arundel – AB/77/17/PL.

As a member of the Rollo family (my father is the 14th Lord and Clan Chief), which originally entrusted Arundel Castle to its first owner, Roger de Montgomery in 1067, I write to object to the recent planning application to build a 4 storey block of flats on the edge of the Arundel Conservation Area.

It seems important for decision makers to remember that once such a block is built, it will undoubtedly diminish the views both to and from the Castle (and other parts of the historic town) from many public and private vantage points. A wrong planning decision will affect an ancient monument that has a living and working history which we can trace back nearly 1000 years - such a history ought to be preserved for future generations, not only of Arun District, but of The British Nation.

Yours faithfully,

[redacted]

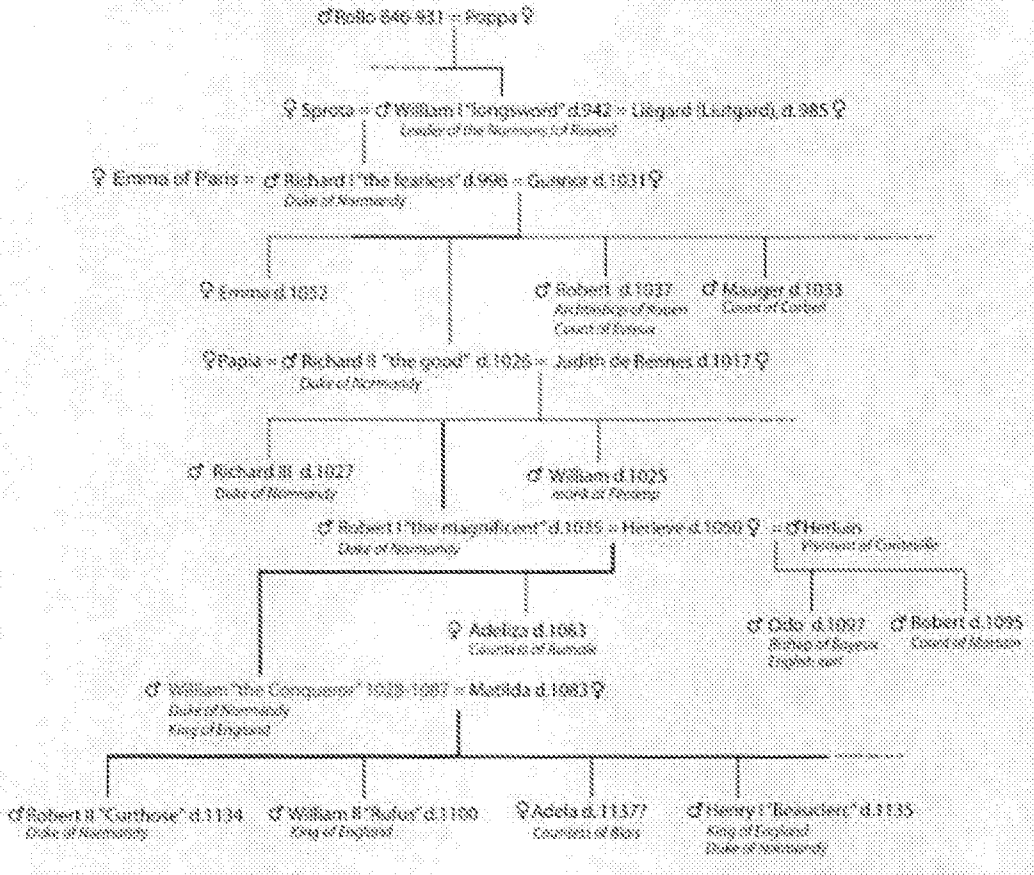
William Rollo.

Nb. I attach to this a history of Arundel Castle and a family tree demonstrating the direct link from the family of Rollo to William, Duke of Normandy for your reference.

*"**Arundel Castle** is a restored and remodelled medieval castle in Arundel, West Sussex, England. It was established by Roger de Montgomery on Christmas Day 1067.[1] Roger became the first to hold the earldom of Arundel by the graces of William the Conqueror. The castle was damaged in the English Civil War and then restored in the 18th and 19th centuries.[2]*

Roger was one of William the Conqueror's principal counsellors, playing a major role in the Council of Lillebonne. He may not have fought in the initial invasion of England in 1066, instead staying behind to help govern Normandy. According to Wace's Roman de Rou, however, he commanded the Norman right flank at Hastings, returning to Normandy with King William in 1067.[3] Afterwards he was entrusted with land in two places critical for the defence of England, receiving the Rape of Arundel at the end of 1067 (or in early 1068), and in November 1071 he was created Earl of Shrewsbury; a few historians believe that while he received the Shropshire territories in 1071 he was not created Earl until a few years later.

Roger was thus one of the half dozen greatest magnates in England during William the Conqueror's reign. William gave Earl Roger nearly all of what is now the county of West Sussex, which at the time of the Domesday Survey was the Rape of Arundel.[4] The Rape of Arundel was eventually split into two rapes, one continuing with the name Rape of Arundel and the other became the Rape of Chichester.[5]"



An Outline Appraisal of the Historical Background and a Site Character Assessment

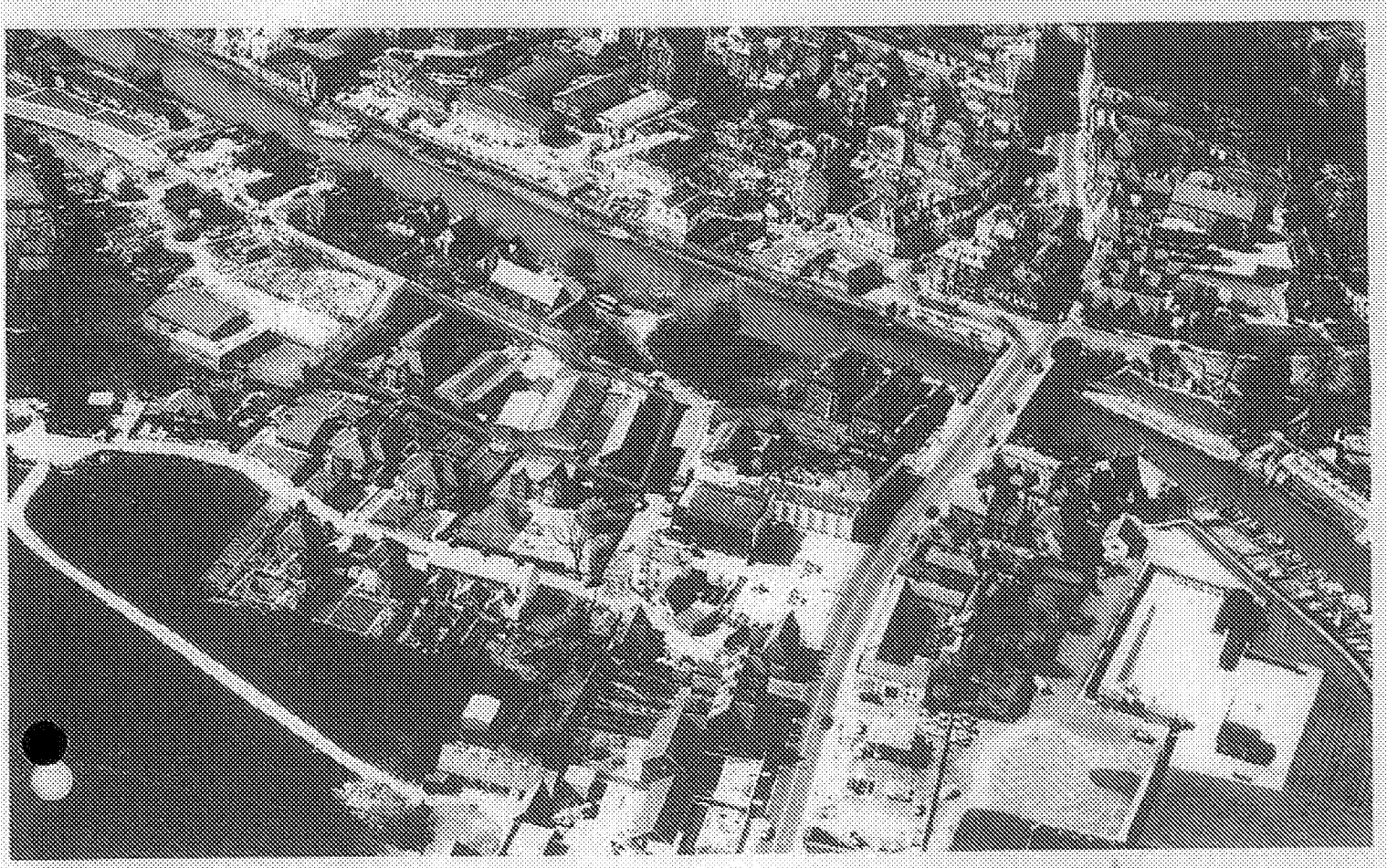
No 14 Fitzalan Road Development Site, Arundel

August 2017



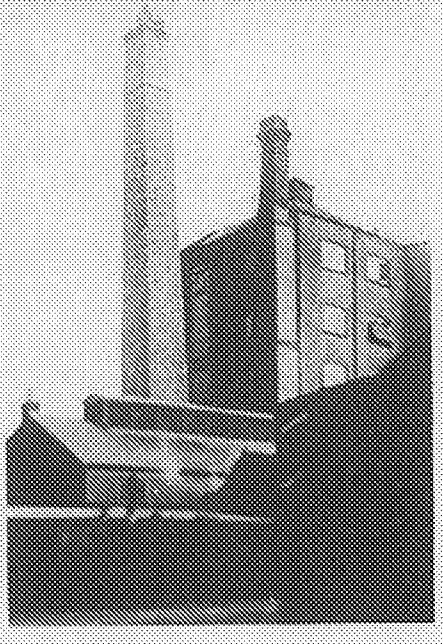
VICTORIA HOLLAND
ARCHITECTURE

[redacted]

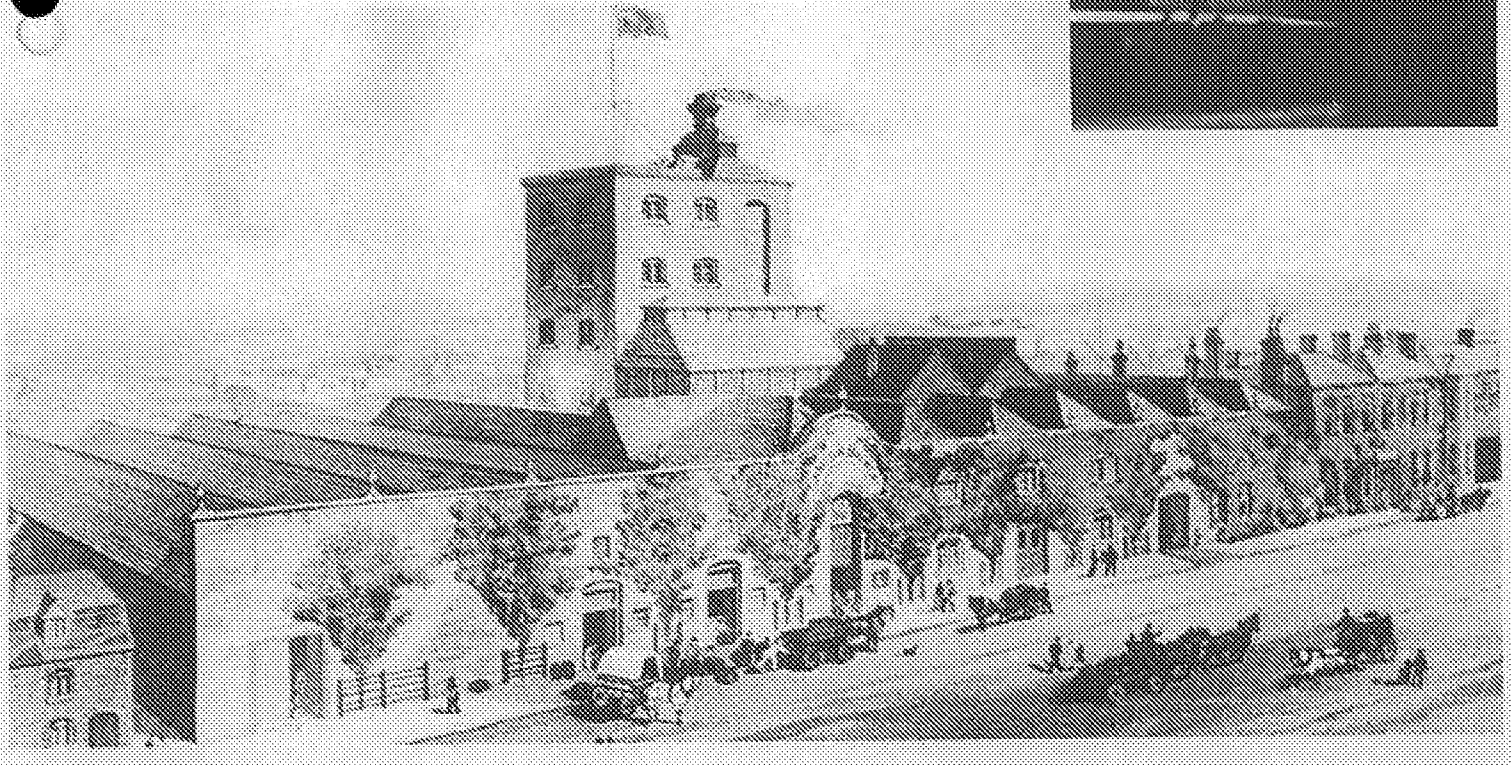


TOP: Historical aerial photo of Arundel, showing the site in red

RIGHT: Constable's Swallow Brewery, circa 1900. Remains of the large chimney can still be seen



BOTTOM: The Swallow Brewery, photo taken circa 1880



INTRODUCTION

On the strength of my association with Arundel, both as a resident and an architect, my practice was approached by the action group AHAI in order to provide advice in relation to the development site at No. 14 Fitzalan Road in terms of its setting, design potential and protection. We have used the experience gained in writing architectural guides such as *A Conservation Area & Design Guide* which was commissioned by Arun District Council in 1995. This document was produces at the time in line with government advice given in PPG 15, 1994 (Planning and the Historic Environment), which encouraged local authorities to provide design guidance. It was noted in this document that 'Arun District Council places great importance on good design, particularly where new developments, if acceptable, must preserve or enhance the special character or appearance of the area.'

It is therefore our hope, that this advice will highlight the sensitive nature of this development site and its unique characteristics.

Victoria Holland Architecture
August 2017

SCHEDULE 1

BRIEF HISTORY 14, FITALAN ROAD
(FORMERLY THE SWALLOW BREWERY)

BACKGROUND

No. 14 Fitzalan Road, Arundel, was originally part of a group of buildings known as the Swallow Brewery, which was established in the 1840's by a local man Thomas Constable. There is evidence however of a brewery having been in existence on this site as far back as the late 1600's. There are certainly records from 1783 that mention the Brewhouse, Malthouse and a yard which at that time was run by a George Picknell.

It is believed that Thomas Constable's son, George and grandson George Sefton Constable continued to run the brewery after Thomas' death in 1845. George Sefton is listed as the brewer in Arundel between the years of 1851-1887.

Although an extensive fire destroyed a significant portion of the buildings in 1863, much was rebuilt. In 1922, the company merged with Henty Ltd, forming Henty and Constable Brewers Ltd. and around this time the brewing operations were relocated to Chichester. From this time onwards, the site was used as a storage depot by the company.

DETAILS

No. 14 is believed to have been constructed in 1897 and significantly, provided the back drop for a photo of the Swallow Brewery workforce who stand proudly in front of it in 1900. Built of dark red/purple bricks, laid in English bond with slate roofs, the main elevation rises to two storeys, dropping to a single storey on the corner. Most of the original features are intact including the painted timber framed arched headed casement window; cast iron pulley system at first floor level and vertical boarded doors. The single storey building has a raised louvred lantern on the roof which would have provided ventilation for the drying or fermenting of the grain required for the beer brewing process.

Interestingly, this louvred feature can also be seen on two of the three remaining Swallow buildings to the East of No. 14 which now form a group of antique showrooms and workshops on the opposite side of Fitzalan Road, to the rear of Queen Street, known as the Old Brewery Antiques Warehouses.

USE

Although the brewery was relocated as Henty and Constable (Brewers) Ltd. to Chichester in 1922, No. 14 continued to be used as a store for the brewery and then as a saw mill, joinery works and its current use as a paint workshop. Throughout these changes, its structure and appearance have remained virtually unaltered.

CONCLUSION

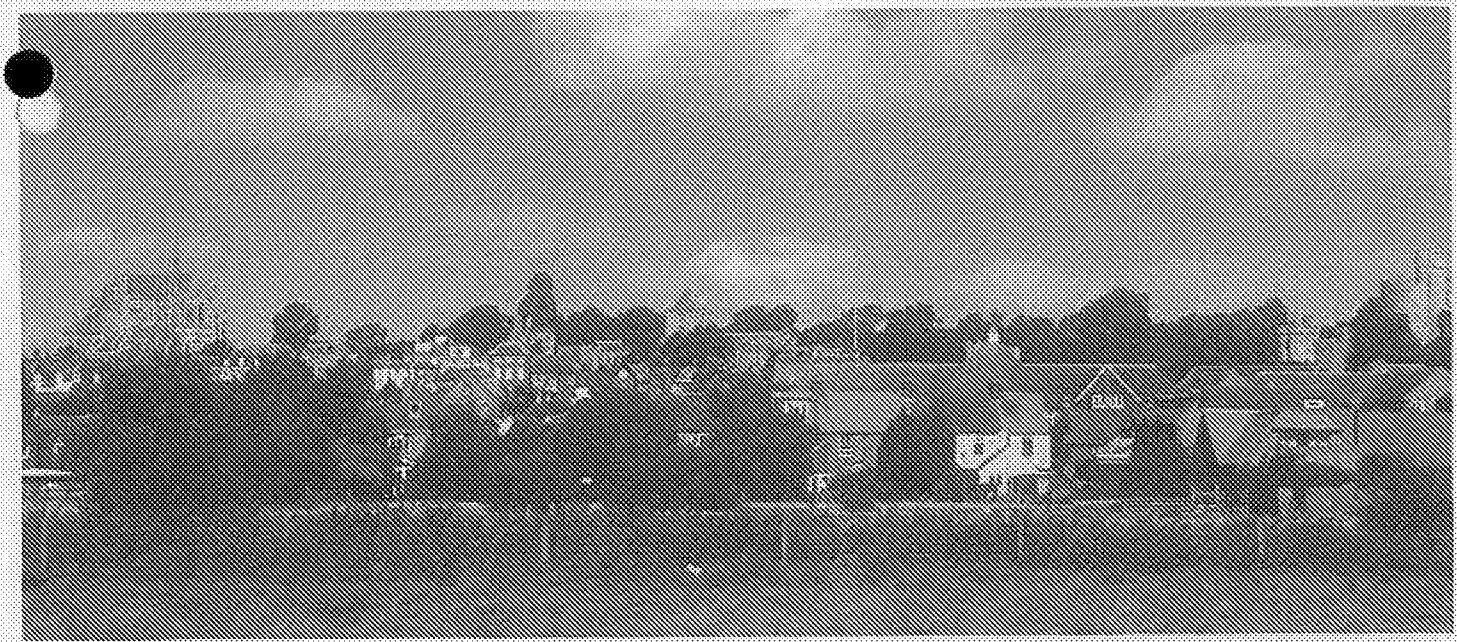
Although No 14, further to recent consultation, was not considered worthy of listed, it is generally felt that its location on the boundary of the Arundel Conservation Area and its association with the older Swallow Brewery building should at least commend it as a local heritage asset and be considered worthy of retention. It is therefore recommended that in order to preserve the buildings' historic connection to the brewing heritage of Arundel, it should be retained and any associated building works should only be carried out on the grounds that they enhance its special characteristics.

It should also be noted that the older Swallow buildings contain features such as the stone flagged floor, possibly historic from the original 1600's building; the base of the brick chimney from the 1880's and flint walling from the early 1800's.

VIEWS & CHARACTER ASSESSMENT OF THE AREA



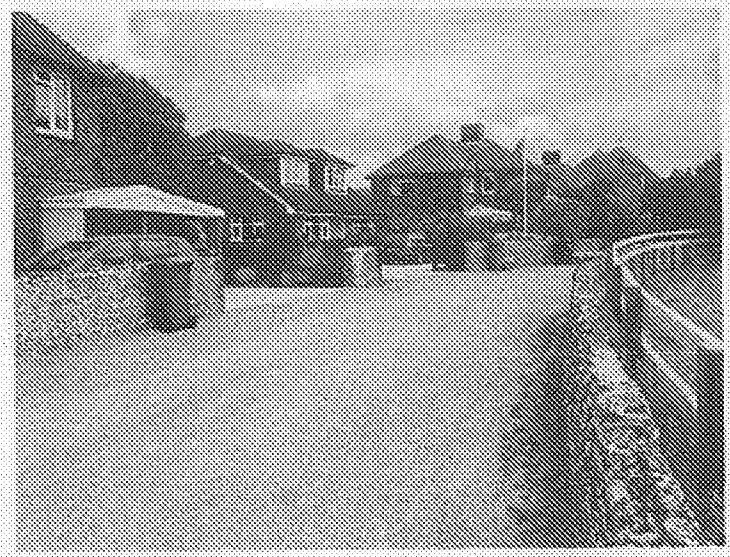
Long distance view from Queens Lane, towards the castle





Long distance views from outside of Arundel, looking towards the town

VIEWS & CHARACTER ASSESSMENT OF THE AREA



Historical flint walls on either side of Queens Lane



Queens Lane from the South-West



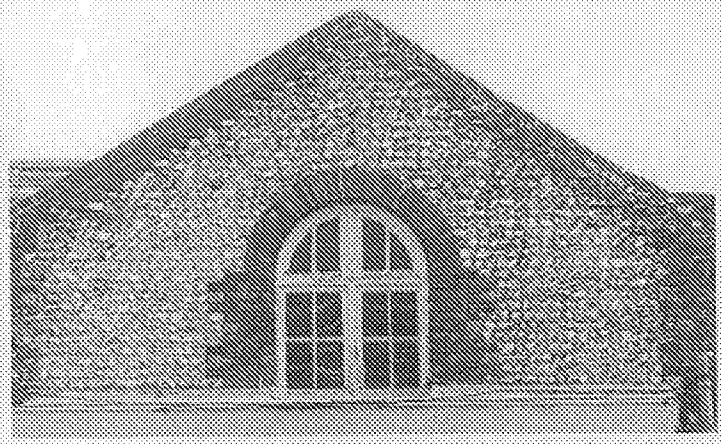
Victorian terraced housing on Queens Lane



Cottage of the apex of Queens Land and Fitzalan Road



Narrow junction with Queens Street

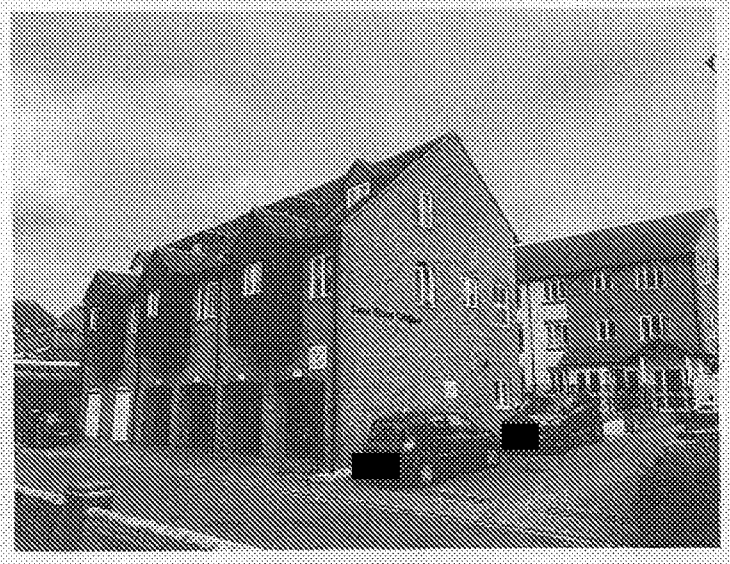


From Queens Street, facing entrance to Queens Lane

VIEWS & CHARACTER ASSESSMENT OF THE AREA (Continued)



Westbury Lodge - Three storey retirement apartments on the corner of Queens Lane and Fitzalan Road



Caen Court - Three storey retirement apartments as seen from Fitzalan Road

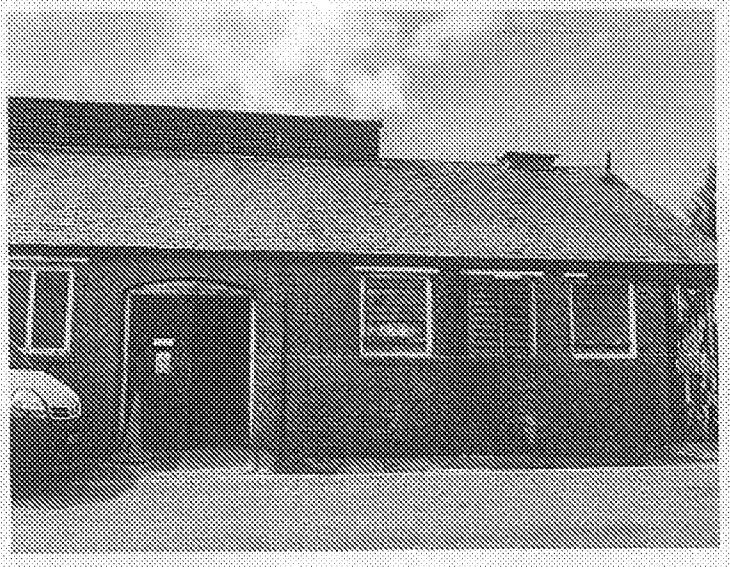


Marllets Court - Four storey retirement apartments, accessed via Fitzalan Road, as seen from the bridge

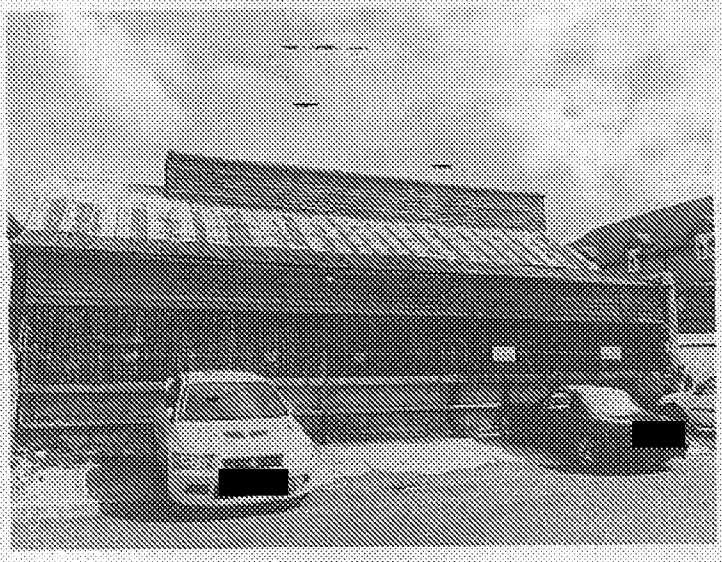


Arden House - Guest House, Queens Lane, listed as an important heritage asset

EXISTING BUILDINGS ON THE SITE OF THE SWALLOW BREWERY



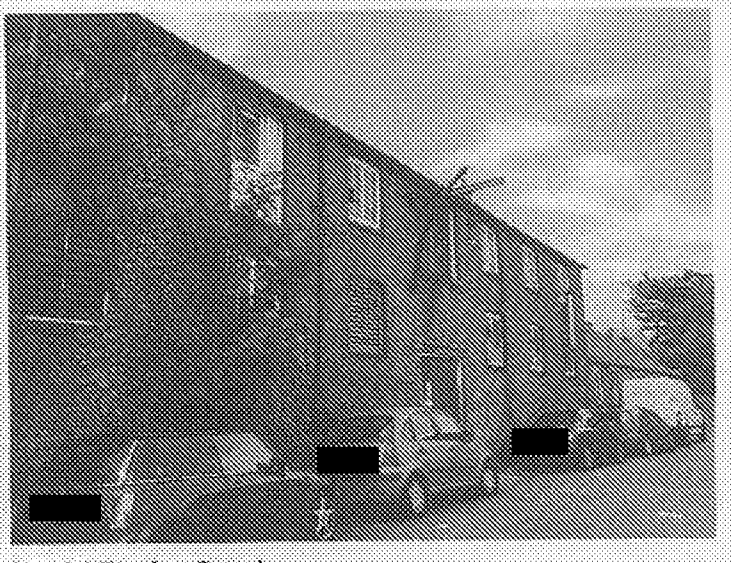
No. 14 Fitzalan Road



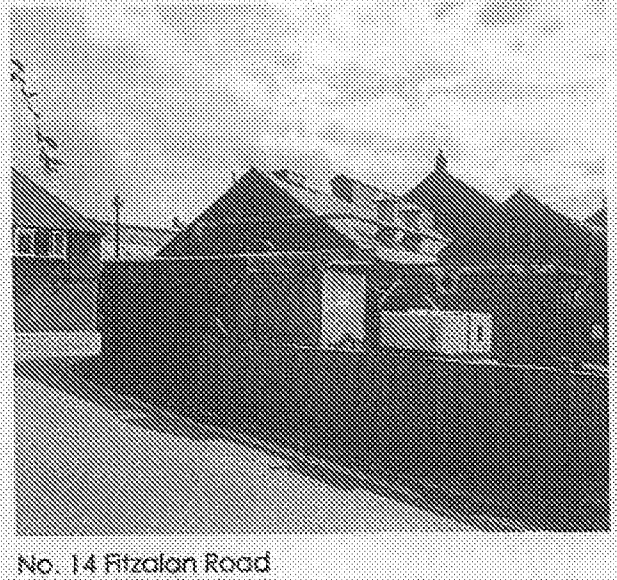
The Old Brewery Antiques Warehouses



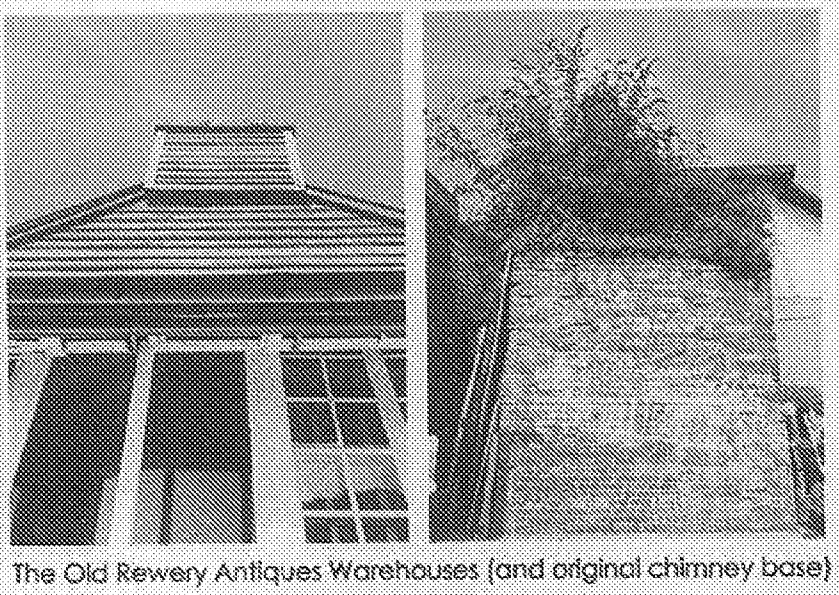
Greenhurst, Fitzalan Road (Adjacent to No.14)



No. 14 Fitzalan Road



No. 14 Fitzalan Road



The Old Rewery Antiques Warehouses (and original chimney base)

SCHEDULE 2

A BRIEF ASSESSMENT OF THE AREA CHARACTERISTICS SURROUNGING THE FORMER SWALLOW BREWERY

LAYOUT

No. 14 Fitzalan Road is approached via Queen Street and its smaller off shoot - Queens Lane. The immediate impression is of a narrow, winding street pattern which as Queens Lane progresses develops into a semi-rural neighbourhood with fields of sheep to the South and culminating in a farm yard owned by the Angmering Park Estate. Fitzalan Road likewise is characterized by a narrow, winding layout lined in places with historic flint walling and shaded by groups of mature trees.

To the South of Fitzalan Road, the land also opens out onto farmland with glimpses of the riverbank to the North. From both Queens Lane and Fitzalan Road can be seen spectacular views of the Arundel Skyline with its Historic Castle, Cathedral and a 14th Century Church Tower.

As Fitzalan Road continues alongside the River Arun to the South-West, it is bisected by the A27 relief road flyover. Beyond this point the street is fronted by mid Victorian cottage with long gardens leading down to the water.

SCALE

The majority of the dwellings in Queens Lane and Fitzalan Road are either detached or semi-detached single storey or two storey dwellings.

There are also three groups of retirement apartments of a high nature together with Arden House which is listed as a heritage asset which is three stories high. Both Caen Court and Westbury Lodge rise to three stories and Martlets Court on the riverbank rises to four stories. In response to the inherent risk of flooding, these properties have raised ground floors above street level which further increases the sense of dominance.

MATERIALS & ARCHITECTURAL DESIGN

Queens Lane is characterised by a terrace of six Victorian two storey cottages – largely intact with original chimneys, two over two timber sliding sash windows and bracketed porches. Roofed in clay tiles with a mix of rendered and brick facades, they are set back slightly from the road.

Elsewhere the dwellings in Queens Lane are post II WW with hipped clays roofs and brickwork facades set within generous gardens.

Fitzalan Road displays a variety of building types and materials. The collection of buildings which formed the Swallow Brewery represent the important remaining fragments of Arundel's famous brewing heritage on the South side of the river. Approached via a sunny courtyard – the Old Brewery Antiques Warehouses feature timber cladding which provides a warm and natural textured appearance. Both the

antique warehouses and No. 14 have louvred timber lanterns which weathered to a silvery-grey, blend well with the natural slate roofing.

The Victorian brickwork of No. 14 features lighter red brick surrounds to the arch headed window openings and a brick built chimney to the higher range. Doorways have vertical timber boarded door leafs.

Towards the river bank are two further Victorian industrial style buildings constructed as sail lofts and now converted to dwellings. A 20th Century group of industrial units continue to operate from numbers 10-12 Fitzalan Road. Elsewhere other than the Telephone Exchange, the buildings are two storey largely brick built residential buildings, dropping to a line of single storey dwellings built as almshouses with hipped roofs and gardens leading to the river.

Beyond the intersection of the relief road flyover, the Vicotian terraces are slate roofed with chimneys and brick frontages. Many still display the original six over six paned timber sash windows. The further end of Fitzalan Road culminates in a historic Grade II Listed Windmill with its black tarred walling and timber shingle roof.

The more recently constructed dwellings of the 1980's and 1990's including Otmers Quay are traditional in styling with brick frontages and gable pitched roofs. The retirement apartments of both Martlets Court and Caen Court attempt a riverside aesthetic with dark stained timber boarding, brick walling and timber balconies. Westbury Lodge is predominantly brick clad although again features dark stained timber balconies.

SCHEDULE 3

RECOMMENDATION & OBSERVATIONS

In the light of this preliminary assessment of the historical merits of the development site at No. 14 Fitzalan Road, together with a review of the area characteristics, the following are suggested:

a) Any residential development should include a mix of dwelling types to include accommodation suited to all age groups and abilities.

b) In view of the current commercial nature of this site; its proximity to the shops; cafes and offices fronting Queens Street as well as the retail and craft activities which are being carried within the rest of the remaining Swallow Brewery buildings, any residential development should either include similar use elements or some live/work units.

c) Traffic to and from the site would be minimized if the accommodation is appropriate to the needs of Arundel people, i.e. those already with connections to the town; employment; family etc. It has been demonstrated that there is little need for retirement homes and purchasers would therefore need to be attracted from outside of the town – which would inevitably lead to a far greater increase in vehicular traffic.

d) In order to preserve the remaining fragments of the Swallow Brewery as much of the existing historic buildings on the site of No. 14 should be retained as far as possible. Sensibly, the whole group should be identified as a local heritage asset and protected accordingly.

e) In the light of the extent of the protected views to and from the town, any development should be mindful of allowing key views across the site. Roof forms; ridge heights and building massing should be carefully considered.

f) Within the historic context of the site, any new design should respect the exceptional nature of the architecture of Arundel.

g) Materials should relate sympathetically to those of the neighbourhood for example the weathered timber cladding; slate roofing and louvred openings of the Old Brewery Warehouse complex could be repeated. The simple timber framed windows; vertical boarded doors and red/orange bricks of No. 14 are easily representable.

h) The overly dominant scale and bulk of the existing retirement apartments should be avoided. Areas of landscaping should be included and elements of glass and timber incorporated as a 'counter balance'.

i) Matters of sustainability should be carefully considered as well as the impact upon existing services and environmental restrictions i.e. power and drainage and flood risk. Safety of access to and from the site and mainly around the site should be prioritized.

CONCLUSION

In conclusion, this unique site should be treated with care and respect. It's historical relevance understood and its potential impact upon the town acknowledged. Any changes should be undertaken to meet the needs of the town folk and with the full support of the community. With these aspirations in mind, there is no reason why future developments should not produce a design which will delight and inspire many generations to come.

Victoria Holland Architecture
August 2017

AHA! Affordable Housing in Arundel

Conservation:

Listing Analysis Of the Merits of Listing the Swallow Brewery.

Background:

An application was made to list the former brewery buildings at 14 Fitzalan Rd herein referred to as the "threatened building" in February 2017. These threatened buildings are now the subject of an application for demolition.

On March 13th 2017 the owners expert Messrs WYG of St John's ST London submitted a document Ref: A102646 setting out the owner's case that the threatened building was not worthy of retention.

On 13th April Heritage England used the expert evidence of WYG as a basis of their report and ultimate rejection of the building as being worthy of listing.

On 7th August 2017 an application was submitted inter alia to demolish the threatened building.

In the applicant's Heritage statement of May 2017 composed by Ziyad Thomas (senior planner to Renaissance Retirement Ltd), the applicant gives great weight to the submission by Messrs WYG.

We have reviewed the submission and have noted that they are factually incorrect and therefore the buildings status as being unlisted is based on misleading evidence. We therefore submit that the threatened building has not been correctly assessed which leaves any application for its demolition to be open to scrutiny and any decision makers working on this application are requested to treat these facts as material planning considerations.

The submissions by Messrs WYG are misleading for the following non-exhaustive reasons which we quote:

Page 1-Para 3:

"It therefore cannot be confirmed if the louvered lantern along the single storey range roof ridge was for ventilation purposed as part of the brewing industrial process"

We submit that the louvres were for ventilation purposes and therefore the threatened building does retain important original elements from its industrial past intact.

Page 2: para 2:

"...timber framing and metal I beams applied, which are likely to have supported machinery or a hoisting mechanism related to the loading bay"

We submit that the loading bay doors and hoist are intact so it is beyond doubt that these important fixtures still exist.

Para 6:

"....many towns contained one or more breweries that were equally up-to-date and replete with their own tower that allowed gravity to help with the brewery process."

We submit that part of the original early 18th century 9 storey tower still in situ just 15m from the threatened building, this is evidence of a much larger "complex" or "group" of buildings which is still existing and indeed there are few examples in the local area of any such towers or such large brewery complexes. Due to its size, the tower represented a very important local landmark for a long period. The fact the tower is now only circa 8m in height means it is all the more important for it to be rapidly protected and its environment and associated buildings protected and enhanced if possible.

Page 3:

1. Messrs WYG attempt to deal with the test that must be passed to list a building pursuant to the criterion of the Department for Culture Media and Sport under the DCMS headings as follows:

a) Age and rarity:

"There are many surviving examples of late 19th and early 20th century breweries that survive today"

Rarity: We submit that there are few with such a large complex of buildings largely intact that demonstrate the whole brewery process. The part known now as "French Loft, 2a Brewery Buildings" was an early drying house which is in almost completely original condition, further, the chimney exists and the architecturally important frontage to Queens Street remains together with the roof structure behind that frontage. The complex includes 5 or 6 buildings broadly linked and a courtyard all broadly in their original formation. To demolish part (such as threatened building) is to adversely impact the remaining parts. We will invite WYG to demonstrate where in the West Sussex area are there such a large and demonstrative example of the brewery process. At the time of writing we are unable to source one.
Age: Following investigations with local historian, conservation architects and conservation builders AHA! has discovered parts of the brewery building complex has stunning intact flint work with brick quoining which we date to around 1800 and characterful floors slabs dating from an earlier period possibly medieval. So far as the remains of the all important chimney are concerned, it

predates 1840 so meets the test of age. (see photos within this section of the bundle).This criterion is therefore satisfied.

b) Aesthetic Merits:

"A key consideration is the intrinsic architectural merit of the buildings and any group value that it possesses" [emphasis added by author]..... *"Or as illustrating aspects of social or economic history"*

We submit that the threatened building has group value which WYG have not considered and this is the major and perpetual flaw in their evidence. Indeed, It appears from their evidence that they were not aware that the complex still exists and they are respectfully invited to view the complex and resubmit their evidence. In terms of Architecture, the roof structures of the drying buildings such as French Loft are, by any standards, of great architectural interest. (See photos). Further, undisputed photographic evidence has been submitted showing that the brewery was a major employer and a business owned by an important local family who were significant employers with important social history. It is of course for this reasons that the brewery complex is an important feature on any guided tour of Arundel. This criterion is therefore satisfied.

c) Selectivity:

"The former swallow brewery building is not considered to be either the most representative or the most significant example of a brewery from this period"

We again invite WYG to locate such a large complex of brewery buildings in the region with so many parts intact and with elements dating to the late 17th and early 18th century. At the time of writing we cannot source one. We also take issue with WYG's use of the adjective *"most"*. The test does not require the brewery to be the *"most"* significant example. We do however submit that it is a significant example. This criterion is therefore satisfied.

d) National Interest:

"the grade II listed former Eagle Brewery offers a greater understanding of the brewery industry in the local and wider national historic stock, in contrast to the Swallow Brewery"

We submit that the fact the Eagle Brewery is grade II listed demonstrates that the Swallow Brewery complex ought to also be at least grade II listed because the parts of the remaining buildings are older, the complex is much larger , there is more evidence of the brewery process (dry housing/ gravity tower/ loading bays), it was a larger local employer and the tower was a much more significant landmark.

Conclusion: So far as the DCMS criterion are concerned we submit that the Swallow Brewery complex meets all the criterion and that the threatened

building subject to imminent demolition is an intrinsic part of that complex and must be preserved.

Page 4:

2. WYG then attempt to claim the threatened is not worthy of retention pursuant to the Listing Selection Guide by Historic England under the following headings:

A) The wider Industrial Context:

"the wider industrial context has been removed at the brewery site, where other stages of the industrial brewery process would have occurred, is no longer present."

We submit that the site has: its original public frontage to Queens Street largely intact; the original 18th century dropped curb to that frontage; the original roofs to that frontage (clearly visible from important vantage points within the conservation area) ; 3 or 4 storage buildings; 3 drying buildings (one , French Loft , in original condition) ; the ancient courtyard and part of the gravity tower. Indeed, it is hard to imagine how the whole brewery industrial process can be more fully represented by the complex. Altogether the site covers an area around 100m x100m and includes around 30,000 square foot of buildings- a vast floor area within a built up townscape. This criterion is therefore satisfied.

b) Regional Factors:

A greater understanding of the regional brewing industry that occurred in Arundel is exemplified by the Grade II listed former Eagle Brewery. The former swallow brewery is not considered to be the most representative example....."

We submit that this is factually incorrect as stated above under numbered point 2 a). further, we do not consider the complex must be the "*most*" representative example. It is certainly a fine example. This criterion is therefore satisfied.

c) Integrated Sites:

"the former Swallow Brewery is a single surviving building, part of the larger Swallow Brewery site"

This is factually incorrect and grossly misleading as stated above. This statement must not be underestimated because it goes to the heart of the fundamental error made when assessing this threatened building. This criterion is therefore satisfied.

d) Architecture and Process:

"While the louvered lantern on the single storey range alludes to ventilation that may have been required in the brewery industrial process, there is no documentary or physical evidence to support this"

We submit that it is quite obvious that the louvered lantern is undoubtedly part of the drying process and that Historic England have provided substantial evidence that there are several examples of the brewing process including but not limited to loading, unloading, storage and drying. Messrs WYG are invited to suggest what other possible reason the very distinct louvered roof would have except for drying process and also what parts of the brewing process are not represented by remaining buildings within the complex. Further, this once again is part of a complex of buildings and cannot be taken in isolation. This criterion is therefore satisfied.

Messrs.' WYG further state:

"As there is no evidence of any surviving machinery or plant related to the brewery industrial process the former Swallow building does not meet this criterion"

This is evidently incorrect and contradicts the site survey findings of Historic England's Advice Report dated 13th April 2017 which states inter alia on page 4 & 5 of 6 :

"the two storey range would appear to have had storage and/ or loading function based on the doors and the remains of a pulley system at first floor level" ....."some fragmentary iron work remains to the front elevation"...."to the S of the door there are the remains of a crane and pulley system".....To the S of the door in the fourth bay there is a wheel which would have held a rope, attached to the pulley outside through an opening"

This criterion is therefore satisfied.

e) Technological Innovation:

"There is no evidence to suggest that it represented an innovative phase of the brewing industrial process at the time of construction"

We submit that the complex was one of the largest breweries in the region and the newest part (the threatened building) might well therefore represent a new innovation which we are unable to assess because we do not have access to the building. The building was obviously built for a purpose, and, at a time when the older brewery buildings were in existence, so it follows that the newest part would have housed the most up-to-date processing methods. To demolish a building based on a lack of evidence that it represented technological Innovation would be a permanent action that cannot be undone and must be considered with utmost attention not on assumptions made by demonstrably inaccurate assessments. The fact remains that there are no other hoists and pulley systems or wheels intact in the rest of the complex so it is likely new technology was being used. This criterion is not currently therefore satisfied but further investigation might reveal this if AHA! Is permitted access to inspect the building.

f) Rebuilding and repair:

"there is evidence that the building was significantly altered after its closure in 1922" [emphasis added by author].

We submit this a misleading use of words. The citing reads *"Rebuilding and repair"* NOT alteration. The alterations purported to have taken place are internal. The building remains almost completely intact externally and this can be evidenced by the photographs submitted by WYG dated 2017 and cross referenced by the undisputed photos submitted from the late 1800's. It is not denied that the interior may have been partially altered but HE have submitted evidence confirming important features still exist that pertain to the industrial process (wheel/hoist/pulley/loading doors etc) and the external structure is almost completely intact except one staircase. It should also be noted that French Loft opposite the threatened building is in completely original condition and is a stunning example of a late Victorian drying house.

Even if the interior is deemed unworthy (and this has not been independently surveyed by AHA!) , it seems the façade and roof ought to be retained together with the fixtures and fittings that reference the industrial past. This criterion is therefore satisfied.

g) Historic Interest:

"It is considered that there is fragmentary evidence that the former Swallow Brewery to be considered of historic interest"

We submit that this phrase is perhaps the most important revelation in WYG's submission. In spite of SYG failing completely to assess or realize the existence of the remaining part of the brewery complex nor note the fixtures and fittings remain intact that relate to the brewery process, nor realize there are parts of the complex that date to late 1700's , they still accept the building is of *"historic interest"*. This criterion is therefore satisfied.

Conclusion:

In view of the evidence, the threatened building in the context of the whole Swallow Brewery complex meets all criterion for listing and is a Heritage Asset worthy of urgent preservation and retention. Consequently it is now the intention of AHA! to apply to have the whole Swallow Brewery complex listed and respectfully invite WYG and HE to the site to have the opportunity to re-examine the case.

In the event a listing application is set aside for what ever reason, an application to Arun has also been made to have the threatened building urgently added to the Arundel Conservation Area and for the whole complex to be added to the list of Buildings of Special Character.

Statement: We submit that the intention to list the building and the complex , add it to the Conservation Area and add it as a Building of Special Character is a material planning consideration . Consequently until such time as these applications for listing are withdrawn or turned down, any decision makers in respect of this planning application to demolish the threatened building are respectfully invited to treat the threatened building and the brewery complex as if it is listed. Consequently we infer the currently planning application is or at least may become invalid because it does not include a Heritage Statement addressing the demolition of part of a heritage asset nor addressing development affecting the setting of a heritage asset.

AHA! Affordable Housing in Arundel

Analysis of the Heritage Statement (as submitted by the Developers).

The developer's director of planning submitted a purported Heritage Statement dated May 2017 herein after referred to as the Defective Heritage Statement "DHS."

The DHS was based on a Heritage report conducted by their heritage surveyors Messrs MYG conducted on 13th March 2017.

AHA! has set out in the previous statement entitled Listing Analysis , how the submissions by Messrs WYG are misconceived on almost every paragraph and so it follows that the DHS is also grossly misleading and full of factual errors.

Heritage England and the Conservation Officers at Arun District Council are well qualified to see the errors in WYG's submissions so to avoid lengthy submission we set the errors out in note form adopting the paragraph numbering of the DHS hereunder:

1..1.1- Incorrect: the application is for 45 units not 44 units.

1.1.2. It is noted that the proposed flats are defined as "luxury" .

1.1.4. The statement fails to identify *"those heritage assets within the conservation area"* as it does neither mention the Brewery Warehouse complex, nor Arden Guest House (a building defined by the LA as a Building of Special Character); nor does it mention the impact the development will have on listed building on the other side of the River such as The Old Salt Mill from where the development will be highly visible.

2.1.1 It is noted that the DHS admits that NPPF para128 is relevant and *"the applicant must describe any heritage asset affected , including any contribution made to its setting"*

2.1.2 It is noted that the DHS admits NPPF para 131 is relevant .

2.1.4 It should be noted that not only are their many Heritage Assets within the conservation area, the conservation area its self is a Heritage Asset in its own right.

2.1.8 It is noted that the developers agree that NPPF glossary para2.2.2.1 says " *an interesting roof scape or skyline*" is important is assessing impact on heritage assets. (see the photo montage in this section of the bundle showing detrimental impact on the skyline of Arundel Conservatin Area).

3.1.1 It is noted that the DHS makes no meaningful reference to Local Plan Policy 3 which is the specific policy that protects Arundel, its townscape and distant

views into and out of the Conservation Area. It is a glaring and disingenuous omission.

3.1.2 It is noted that the DHS admits that Local Plan Policy Gen 22 is relevant *"development that would adversely affect the appearance or setting of such buildings or structures [of character] will not be permitted"*

3.1.3 "no buildings on the proposed development site are identified as buildings of interest". [emphasis added by author]. It is irrelevant whether or not the buildings are *"on the proposed development site"*. The DHS admits previously that the setting and townscape are important.

3.1.4 It is noted that the DHS admits *" the proposed development .....may therefore affect the setting of a designated heritage asset"*.

3.2.4 It is noted the DHS admits that the proposed development is subject to Local Plan Policy HER DM2 *"setting of a conservation area"*.

3.3.3. *"the ANDP do not identify any of the existing buildings on the application site as having any special architectural or historic interest to warrant their retention"*. The setting is also important. Whether or not the buildings are on the development site or not is not the sole criterion.

Further, it must be noted that the citing of the Neighbourhood Plan did in fact identify the Victorian Brewery Building as worthy of retention if possible and states inter alia:

"The older building along Fitzalan Road is of some historic and architectural interest and may be capable of being retained and converted as part of the scheme". [emphasis added].

3.4.1 This para fails to note that demolition of a building identified in the Neighbourhood Plan as being of *"historic and architectural interest"* is relevant. Fails to note that the *"setting"* of the conservation area is important. Fails to note the *"Townscape"* and *"skyline"* will be adversely affected. Fails to note that listed buildings, Buildings of Special Character and buildings protected through their status within the Conservation Area are situated within meters of the development ; and, fails to note that Area Policy 3 refers to views of Arundel being of *" National"* importance according to Arun Local Plan 2003 .

3.4.2 This para fails to note that listed buildings within the Conservation Area throughout Arundel will have clear views of the development which towers over the 2 storey housing to the north of the site.

3.4.3 "the main complex of brewery buildings were demolished for residential development leaving the remnant ancillary building" . This is factually incorrect. The main complex of brewery buildings still survive and are unambiguously called : "Old Brewery Buildings" . They currently house the Co-op, William Hill, Nass Antique Shop and French Loft furniture repair and show room. It is astonishing that the developer's Heritage Statement has failed to identify the vast former brewery complex which has an almost identical building as the

building the developers wish to demolish and is just 6m across the road from the development site. Readers of this statement by AHA! will be invited to view the whole DHS with some skepticism in view of this glaring and apparently obvious omission.

3.4.4. *"The remnant building has not been formally identified by the council as a heritage asset and is not referenced specifically in the LDF"*. This is incorrect: we submit as stated above that the threatened building is specifically referred to in the Neighbourhood Plan.

4.1.1. *"Despite the housing allocation in the Neighbourhood Plan a request was made to Historic England that the site be assessed for statutory listing"*. This is misleading. The Neighbourhood Plan seeks to preserve the Victorian building if possible.

4.1.3 The DHS adds great weight to the *"independent assessment"* undertaken by WYG that they commissioned. It is unclear why they define the report as "*independent*" because we assume they paid for it and it was not peer reviewed nor instructed by a third party. In any event, AHA! has succinctly demonstrated in our "Listing Analysis" (within the "Conservation" section of this bundle) that it failed to identify heritage features, failed to note that the threatened building was part of a larger intact brewery complex and was therefore fundamentally flawed. Further, as a consequence , our report has demonstrated that the threatened building does in fact meet all WYG's, Heritage England's and The Department of Culture ,Media and Sport's criterion for listing and it should be listed without further delay.

4.1.4. It is also noted that Historic England only assessed the threatened building and tragically were lead by WYG's flawed assessment which pre-dated it by one month. We know this because EH advice report dated 13th April 2017 states inter alia:

"this is almost all that remains of a once integrated site"...."but nothing substantial exists apart from the building in question"...."the building is a fragmentary survival on a site where the dominant element , including the tower, has been demolished"..." is one of the last remnants of a once substantial industrial complex".....

Importantly these tragic errors where repeated in the conclusions by HE and by both counter signing officers. Clearly Heritage England cannot be blamed in circumstanced where they are lead by an allegedly *"independent"* expert who gives misleading and/ or disingenuous evidence.

4.2.2 The DHS repeats its misleading statements *"14 Fiztalan Rd is the former ancillary building to the Swallow Brewery and the ONLY remnant of a substantial industrial complex".. [emphasis added by author]* . The reports' desire to repeat this error time and time again is telling. It is also noted that the DHS admits that the Swallow Brewery was a *"substantial industrial complex"* at one time.

4.2.4. The DHS disingenuously seeks to quote English Heritage as saying " *the utilitarian nature of the building has been compounded by the internal alteration and the loss of any fixtures and fittings related to its original use.* "

Historic England's Advice Report dated 13th April 2017 states inter alia on page 4 & 5 of 6 :

"the two storey range would appear to have had storage and/ or loading function based on the doors and the remains of a pulley system at first floor level" ....."some fragmentary iron work remains to the front elevation"...."to the S of the door there are the remains of a crane and pulley system".....'To the S of the door in the fourth bay there is a wheel which would have held a rope, attached to the pulley outside through an opening".

5.1.2 It is noted that Arundel Conservation Area appraisal states " *many of the present buildings have foundations that go back to medieval times".* An assessment of the flag stone floors in the Brewery Buildings evidenced medieval origins. (see photos in this section of the bundle).

It is noted that para 5 of the Arundel Conservation appraisal states *"there are two very attractive streets..."* and goes on to refer specifically to *"Tarrant Street"* which of course has a high density of listed buildings. Further it mentions the 14th century church of Nicholas and the 19th century Cathedral *"which dominates the distant views of the town".*

NB. The photo montage of the Arundel townscape in this statement evidences how the proposed development will obscure St Nicholas Church, parts of the Cathedral, parts of the Castle and much of the townscape from various positions both in side and outside the Conservation Area (including Tarrant Street for example).

It is noted that para 5.1.2 mentions in one single line the Local Plan Area Policy 3 which is the policy that specifically relates to the protection of Arundel and its Conservation Area. For a Heritage Statement to fail to properly address this vital policy demonstrates a considerable lack a candour. For the avoidance of doubt the same policy has been repeated and indeed emphasized in the emerging Local Plan which is currently subject to inspector's review. Further, and in the event the author of the DHS seeks to defend their lack of candour in respect of Area Policy 3, the policy specifically mentions that Arundel is of *"National"* importance. Therefore even if the Local Plan is claimed to be out of date, the *"National"* importance bestowed on Arundel pursuant to Area Policy 3 catapults the policy to being a policy worthy of protection pursuant to the National Planning Policy Framework.

5.1.4. It is noted that the DHS states *"Queen Street typifies the conservation area"* . It should therefore be noted that the longest and therefore arguably the most dominant building on the west side of Queens Street is the façade of the Swallow Brewery with the original roof pitches still visible above. All of the windows above first floors plate level are the original fenestration to the 19th Century

façade. The roof pitches are highly visible when viewed from the all important bridge at the foot of the High Street. (see photos of the existing street scene and compare the façade of the Brewery Building as photographed in late 1900's in this section of the bundle). The DHS looses credibility when on the one hand it claims the threatened brewery building has no merit, is not important to the setting and is ripe for the wrecking ball, and simultaneously claims the most important part of the Arundel Conservation Area is part of the very same brewery complex some 30m away.

5.1.5. The DHS goes on to state that also on the west side of Queens street *"there is a row of modern 2 storey retail units"* . These paragraphs are somewhat confused, but we believe the *"modern 2 storey retail units"* to which they refer are the 19th century façade of the swallow brewery complex containing original fenestration, original dropped curb , original form and massing and original roof structures. Again it seems astonishing the developers have completely failed to investigate the history and setting of the site.

5.1.6. *....."On the east side of Fitzalan Rd ....there is little of architectural or historic merit in this part of the conservation area".*

This is incorrect for the following reasons:

a) The Arden Guest house is a Building of Special Character and benefits from protected status;
b) The road has views of the Cathedral. These important public views will be obliterated if the new tower block is built;
c) The Pound is an ancient cattle pound which can be identified on 18th century maps;
d) flint retaining walls running along Queens Lane and up Fitzalan Road (in front of the development site) which are in the position of a fixed boundary structure that can be identified on 18th and 19th century maps. The recessed flint work is reminiscent of flint work found in Georgian property now often hidden behind stucco frontages but is evident throughout Arundel and can be dated to around 1800 (see photo graph of Flint elevation on Queen Street with a 1772 key stone in this section of the bundle) . The same recessed flint, features on the gable ends of the oldest remaining parts of the Brewery Buildings within the brewery complex and is repeated above Gaskyn's on Queen Street, which has a keystone dated 1789. (see photo in this section of the bundle);and ,
e) there is, of course, the whole of the Swallow Brewery complex dating in part from the late 1700's which once again has been conveniently expunged from history by the DHS.

6.1.2 *"along the north part of Fitzalan Road the historic pattern of development is characterized by a linear pattern of development with buildings set close to or hard up against the back end of the carriageway"*. This is demonstrably untrue. There are no buildings set *"hard up against the carriageway"*. Indeed there are only a few limited examples where buildings are close to the carriageway but they are decoupled from the carriageway by a foot path and landscaped frontage. Further,

these limited examples must be taken in context because they are the entry buildings framing the open entrances to large mews developments that benefit from having a broad open central courtyard. Whilst a few boundary buildings are close to the carriageway the impression is of a much greater part being substantially set back from the carriage way. Further, one of the courtyard mews' benefits from opening onto fields beyond. (note photos of street scene in the Planning Policy section of the bundle).

"buildings predominantly occupy the whole width of their frontage".

Again this is demonstrably incorrect. The frontage of the development site to Fitzalan Rd on the north side is around 70m in length. 33m of that frontage faces Riverside House. Riverside House enjoys a 5m gap between the house and the boundary to the north east and a 9m gap between the house and the boundary to the south west. The ration if 14 parts garden to 33 parts frontage ie nearly half garden. Riverside House, 2 Fitzalan Rd , is set around 11m back from the highway with a front driveway and 4m of vegetation on the road side. The remaining part of the north side facing the development site is Otmers Quay which again is set back from the highway by around 11-14m and has parking and vegetation in front. The impression of Fitzalan Rd, whilst looking along the north side towards the west, is of a green and verdant narrow country lane with ancient flint walls all framed by trees under TPOs. Indeed it is hard to see any buildings at all whilst looking directly down the road to the south west.

6.1.4. *"The proposed building will be positioned abutting Fiztalan Rd"*. We submit this is completely out of character for this section of Fitzalan Rd which has no other dwellings *"abutting Fitzalan Rd"* .

"storey heights and massing will sit comfortably within the street scene and with the variety of buildings, eaves ridge heights that exist along this part of Fitzalan Rd". This is demonstrably incorrect. The development has a ridge at around 14.8m from ground level. The tallest ridge in Fitzalan Road facing west wards is a small section of gable on Riverside House at around 8.4m from ground level. The road is predominantly made up of ridge heights around 7.4m (on the lower ridges of Riverside House and Otmers Quay for example). Farther along Fitzalan Rd the ridges get even lower and eventually the road sympathetically resolves to bungalows and fields- it has all the features of a narrow country lane.

One consequence of the height of the buildings in terms of conservation is that it will block views into and out of the Conservation Area including protected views of the Castle, St Nicholas Church and the Cathedral (pursuant to Local Plan Area Policy 3 for example) and it will be highly visible from the north side of the river generally.

6.1.5 *"the proposal's footprint has been <u>subdivided</u> into two buildings linked by a <u>glazed walkway</u>"* [emphasis added]. It is misconceived to claim that the building is not out of character and does not impact the conservation area and then suggest a glazed walkway prominently raised around 3.5m from ground level and stretching about 5m in length is appropriate. The elevated glazed walkway is

reminiscent of a 1960's airport or municipal building, not a semi rural lane on the edge of a the Arundel Conservation Area.

"The use of projecting gabled bays further breaks the massing". On close analysis the opposite is true. The projecting gables, by definition, project. Whilst the foot print of the building at ground level is situated about 800mm from the edge of the highway, the projecting gables loom forward about 800mm meaning the edge of the gable is actually vertically above the edge of the highway. This is not made clear in the layout plans and are absent from other plans so AHA! draws the reader's very close attention to this .

In conclusion, the scheme does nothing to protect and enhance the setting of the Conservation Area but instead adversely impacts a great number of the most important and historic features of the Conservation Area and fails completely to sit comfortably within the street scene.

Statement: The proposal is in fundamental breach of the following non exhaustive list planning policies and must be refused:

1. Emerging Local plan Policy HER SP1 'The Historic Environment' ;
2. Emerging Local Plan Policy HER DM3 'Conservation Areas' which requires development proposals to preserve and enhance the character, appearance and setting of historic assets and Conservation Areas ;
3. Adopted Local Plan Policy Area 3 which seek to preserve views into and out of the conservation area; and,
4. National Planning Policy Framework which inter alia seeks to preserve the setting of Heritage Assets.

AHA – Affordable Housing In Arundel

Conservation

Historic images demonstrating the importance of the brewing process over 3 centuries together with its social and economic :

Image 1:
Engraving of the Swallow Brewery Complex from Queen Street looking west. Note : the part of the original façade about 50m in length to the right of the main archway still exists together with the original "A" frame roof structures and first floor fenestration. The existing dropped curb lines up with the small arched gateway to the right hand side of the engraving . This is the oldest side of the façade and an important part of the complex.

Photo 2:
A photo of the brewery façade in Queen Street taken in 1907 demonstrating it was the most dominant building on the important route from the train station into town and therefore a major landmark. (front wall, side walls , first floor fenestration, roof pitches and dropped curb still survive).

Photo 3:
Façade from Queen Street Circa 1900.

Photo 4:
Rear view from Fitzalan Rd showing:

a) the building now under threat of demolition;
b) The drying house (now called French Loft);
c) The original tower with the original chimney attached to it dating from 1830's; and,
d) The newer larger chimney to the left dating from 1880's.

Nb. Importantly, it is the older chimney that still survives in the form of its lower storey just behind French Loft.

Photo 5:
View of the brewery tower from the River Arun circa 1860 prior to the larger chimney being erected. Coal and other raw materials would either arrive by cart and horse via the entrance on Queen Street (as show by image 1 and image 6) or by River. Materials would be dropped off on the landing stage and "beach" outside what is now 2 Fitzalan Rd. The posts of the landing stage still survive and they are evident in maps from the 1840's.

Photo 6:
Main façade on Queen Street showing a horse drawn cart bearing Swallow Brewery insignia whilst further carts wait to be unloaded and loaded beyond.

Photo 7:
An early poor quality photo from Arundel Castle showing that the brewery and its towers together with the threatened building were clearly visible from the

castle until the erection of Martlets Court. At this date, part of the threatened building appears to be an open cart shed used by the brewery.

Also, the photo evidences the dry breach which was used for loading and unloading materials to the rear of the brewery.

Photo 8:
A view point from the Swallow Brewery tower toward the landing stage and dry beach of the River Arun showing evidence of the coal being loaded and unloaded.

Photo 9:
The tower with both chimneys as viewed from the bridge in Queen Street.

Photo 10:
A view from the Arun showing how the brewery tower and chimney was an important feature in the townscape of Arundel.

Photo 11:
Circa 70 employees outside part of the brewery complex proudly line up for a photo with the proprietor Mr Constable circa 1880. This evidences the scale of local employment and the importance of the brewery in its social and economic historical context.

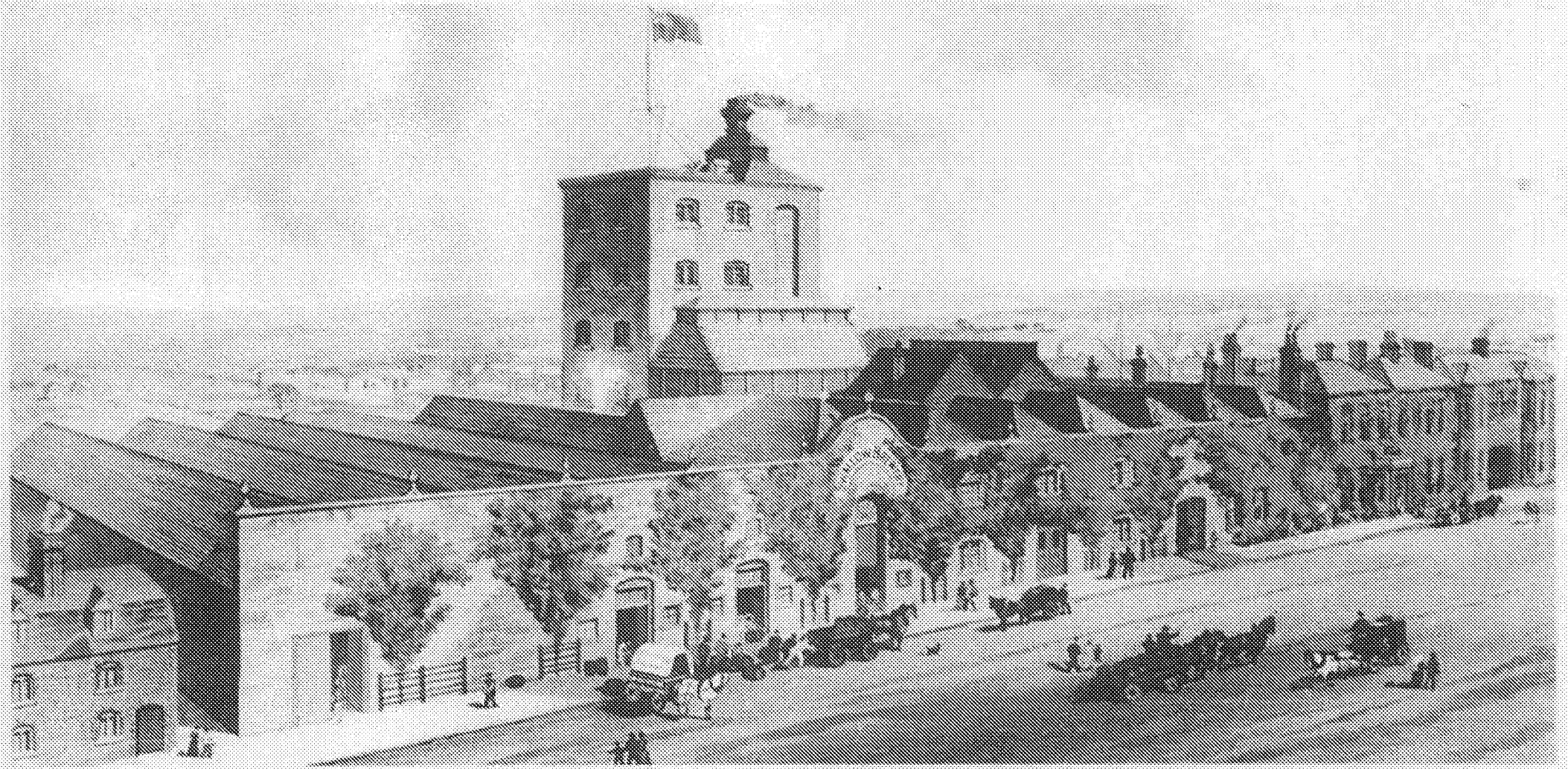
Photo 12:
Circa 50 employees line up outside part of the threatened building circa 1878 before the façade was converted from an open barn/ cart shed into a brewery drying house. This evidences the building was in existence before it became a drying house and probably has earlier foundations and original features hidden behind the existing fabric.

Photo 13:
A surviving sword presented to Capt G. S. Constatble (the proprietor of the Swallow brewery) on the occasion of his marriage in 1908. He was a well known character , businessman, owner of multiple pubs and breweries, and, captain in the Sussex Regiment.

Photo 14:
A surviving and typical vessel holding Swallow Brewery beer- 18th &19th Century.

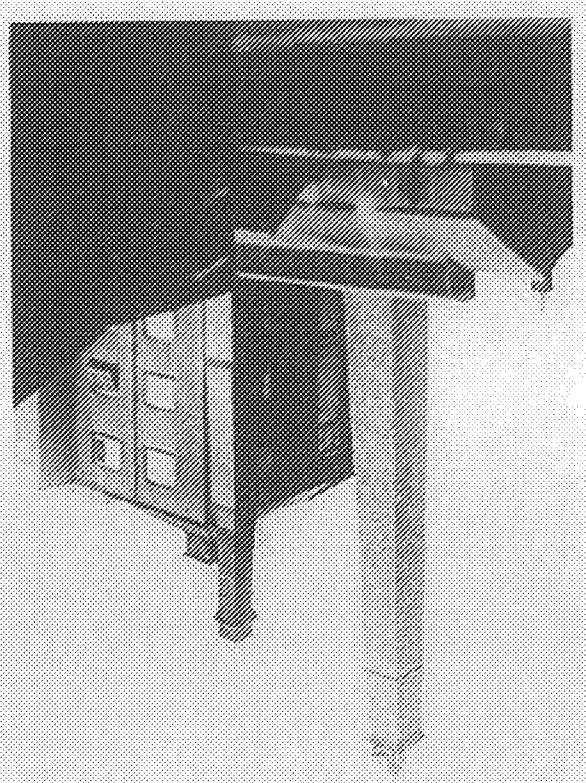
Photo 15:
An interior photo of the Swallow Brewery after it became disused around the mid 1920's . The walls to the left show the distinctive fenestration that still exists on the Queen Street façade with staggered buttress piers in between. The walls to the right of the photo demonstrate the same.
It is also notable that the floor is of deep set cobbles. These look very similar to those still visible in parts of the "Nass interiors" building behind evidenced elsewhere in this section of the bundle.

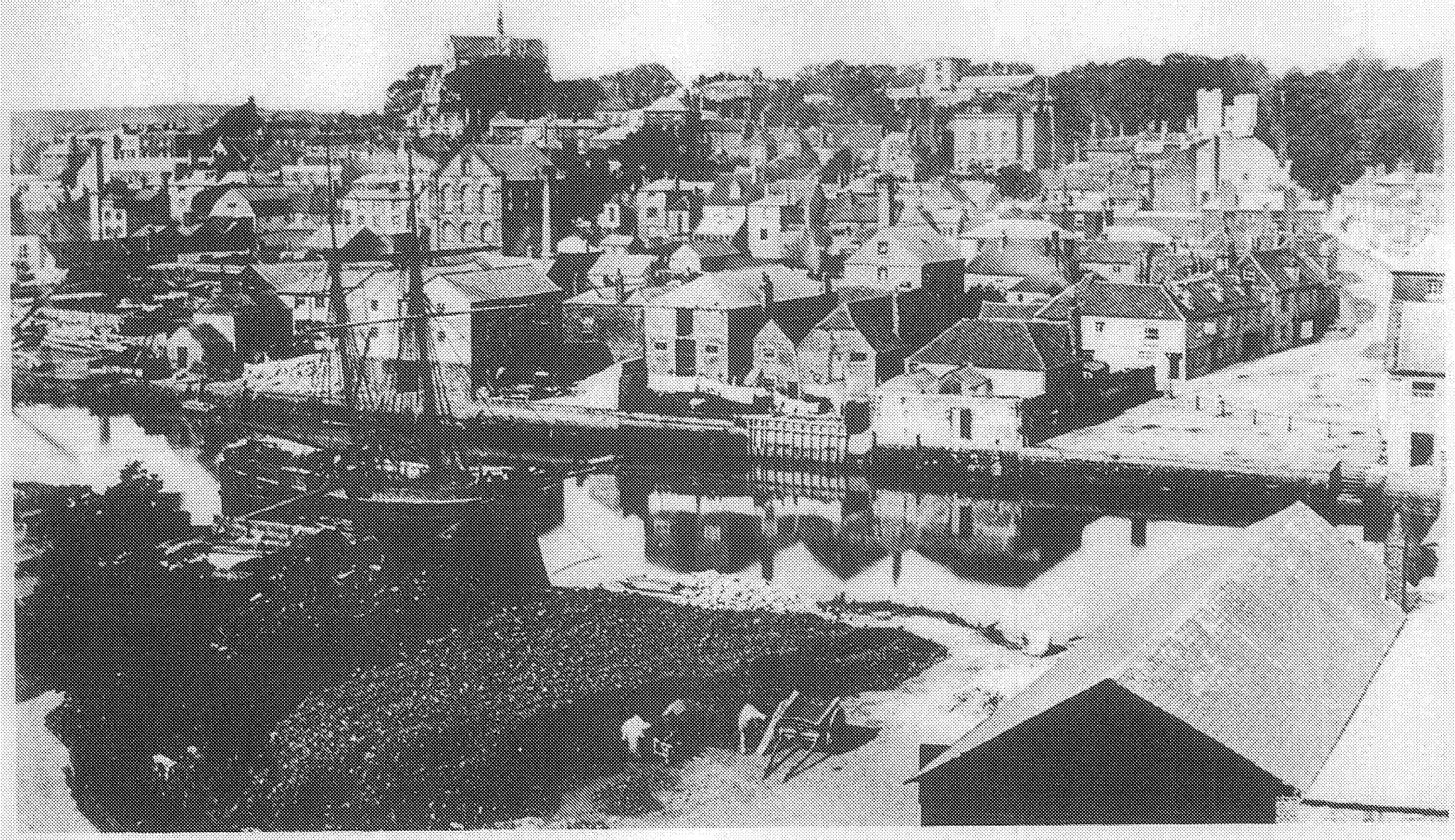
Photo 16:
Contemporary photo of side wall of the brewery with similar buttress piers evidenced in photo 15 demonstrating that a large portion of the bewery still exists.

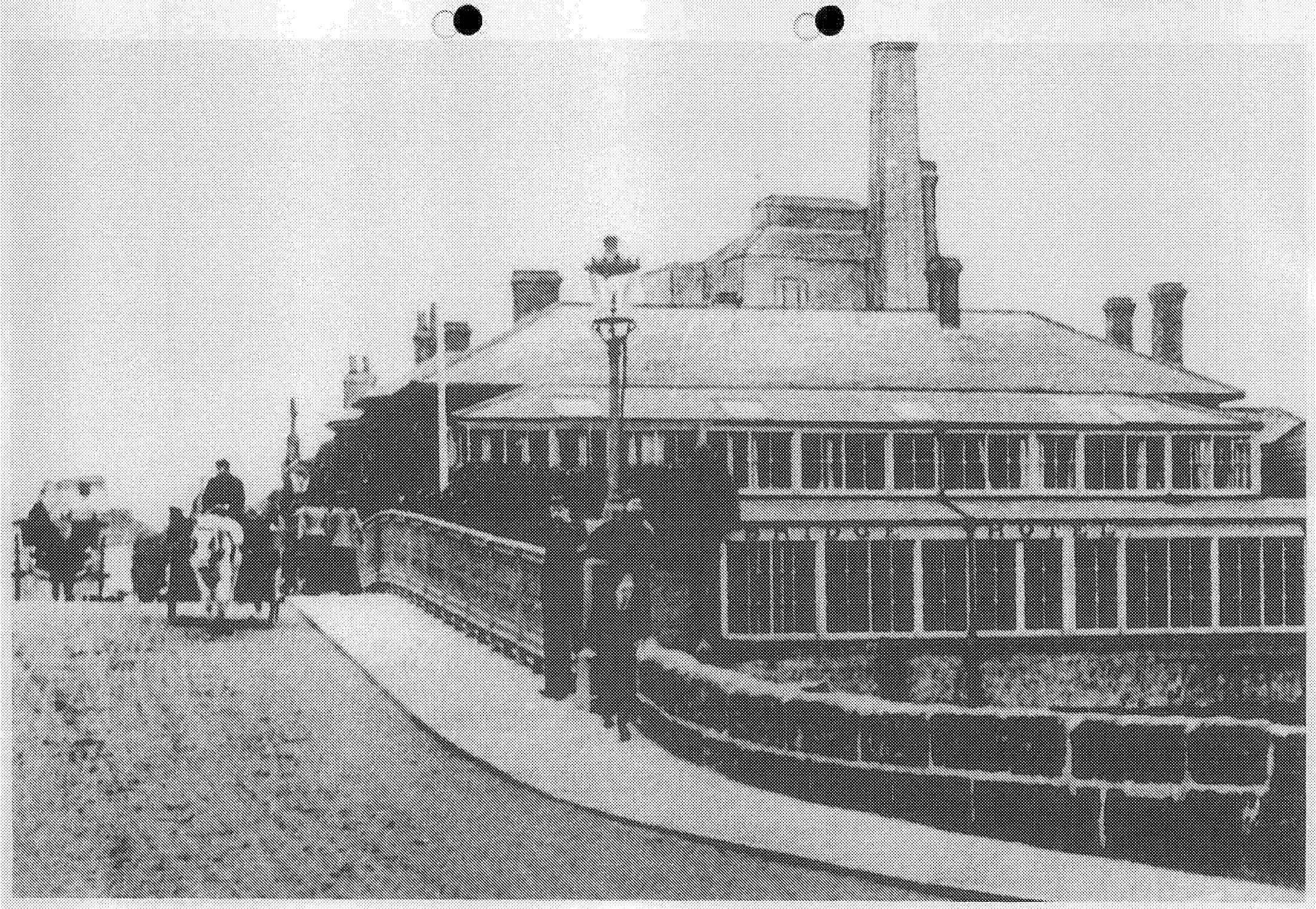


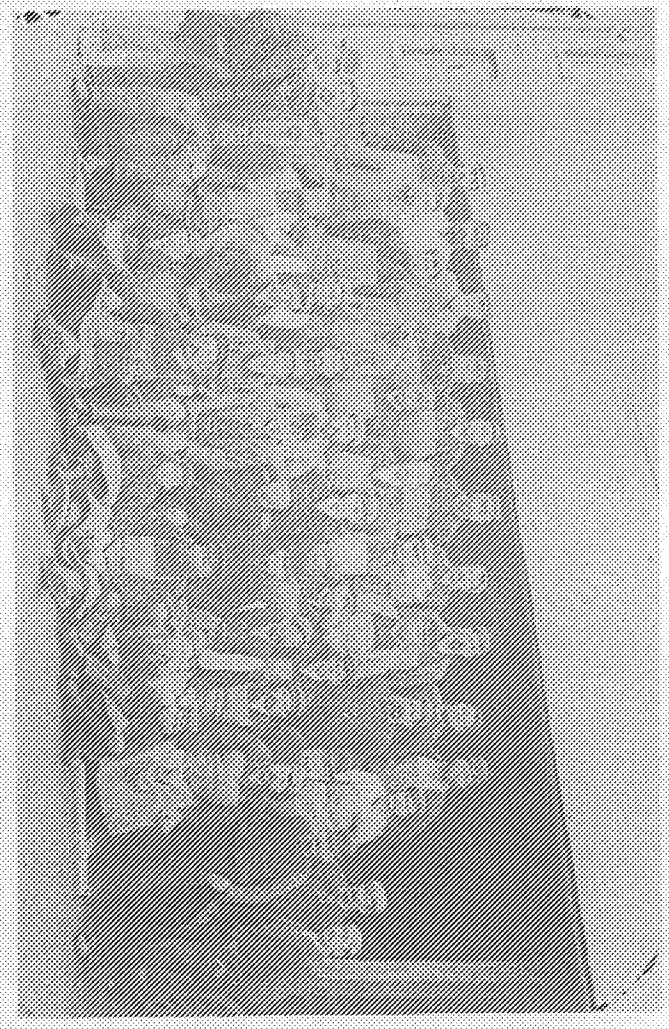
REGT.

Jesus
Jesus
Jesus
Jesus









CONSTABLE
SWALLOW BREWERY
ABINDEN

VISITORS TO ARUNDEL

MAY SPEND A PROFITABLE HOUR BY VISITING

The Arundel Furniture Mart

SWALLOW BREWERY, ARUNDEL,

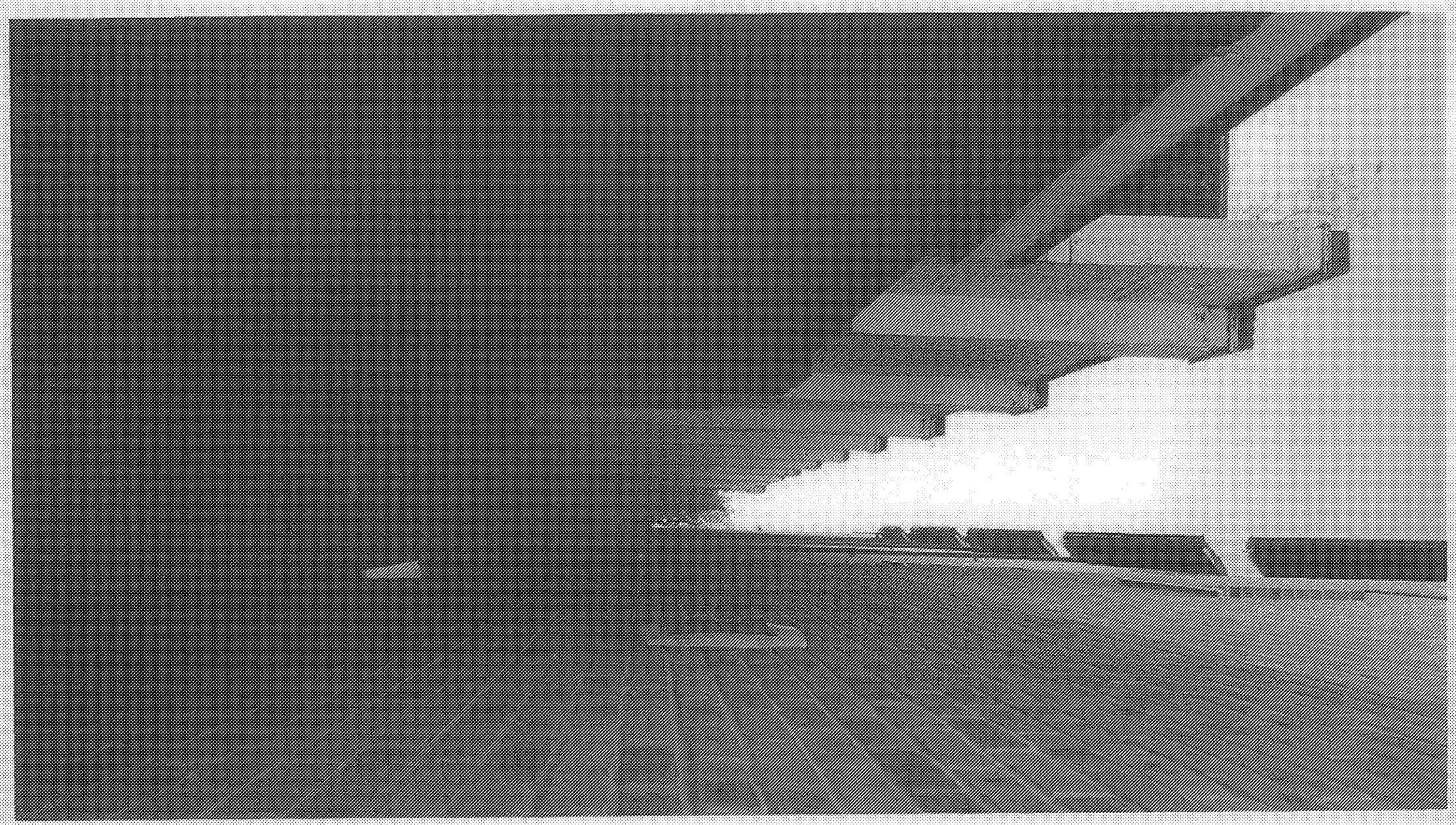


Where is displayed on Ground Floor (6,750 super feet space) a large assemblage of High-class Modern and Antique Furniture, of Queen Anne, Chippendale, Sheraton, and Georgian Periods, together with Old and Modern Silver, Sheffield Plate, Oil Paintings, Engravings, China, Glass, Bronzes, &c.

FREDERICK C. CRAY,

ARUNDEL FURNITURE MART,

Swallow Brewery,
30, High Street, **Arundel.**



AHA! Affordable Housing in Arundel.

Conservation.

Annotations to contemporaneous photographs of the Swallow Brewery complex.

Photo 1:
"French Loft" No. 2a Old Brewery Buildings. A drying house dating from circa 1870 with louvered ventilation shaft to roof. Beyond is the late 18th century brick base to the chimney and two further brewery drying houses and storage facilities within the original court yard.

Photo 2:
"French Loft" No. 2a Old Brewery Buildings. In original form and in tact, set back from the road, low rise, and, demonstrative of the brewery process.

Photo 3:
Rear of "French Loft " showing the horizontal weatherboard typical of the original "Port of Arundel" but rare within the Southdowns region. Note the original delivery hatch.

Photo 4:
Rear of "Nass Interiors" No.2 Old Brewery Buildings: a brick built drying house with late Victorian timber windows set within well crafted Victorian header and stretcher bond brickwork.

Photo 5:
Rear gable to "Nass Interiors" showing fine example of recessed flint work gable with brick quoining set under a clay tiled roof. There is evidence of a building in this position on the 1785 maps and the materials and technique would support that. The flint work continues inside the structure. Nb. Similar flint and brick work can be dated accurately on surrounding buildings to 1772 and 1789. We cannot over estimate the historic importance of these dates: it is truly remarkable that we know brewing was taking place in these brewery buildings at a time when for example America was a British Colony, Mozart was in his twenties and Cook had only just "discovered" Australia. The oldest surviving western building in the whole of the continent of Australasia dates from 1785- younger than parts of the surviving brewery complex.

Photo 6:
The original dropped curb out side the public frontage to the Swallow Brewery on Queen Street. Nb. It can be identified on early 19th Century engraving of this façade also in this section of the bundle.

Photo 7:
The original frontage to the Swallow Brewery still showing 4 of the 5 original roof pitches on this half of the distinctive façade. The fenestration at first floor level is easy to recognize from the earliest photos and images of this elevation

dating from early 19th Century .(see section on historic photos in this section of the bundle).

Photo 8:
The base of the iconic Swallow Brewery chimney (dating from 1790's) and the Old Brewery Buildings beyond. Note every third course of brick work has a header bond and the exquisite craftsmanship required to pitch such a vast structure as it triangulates towards its summit.

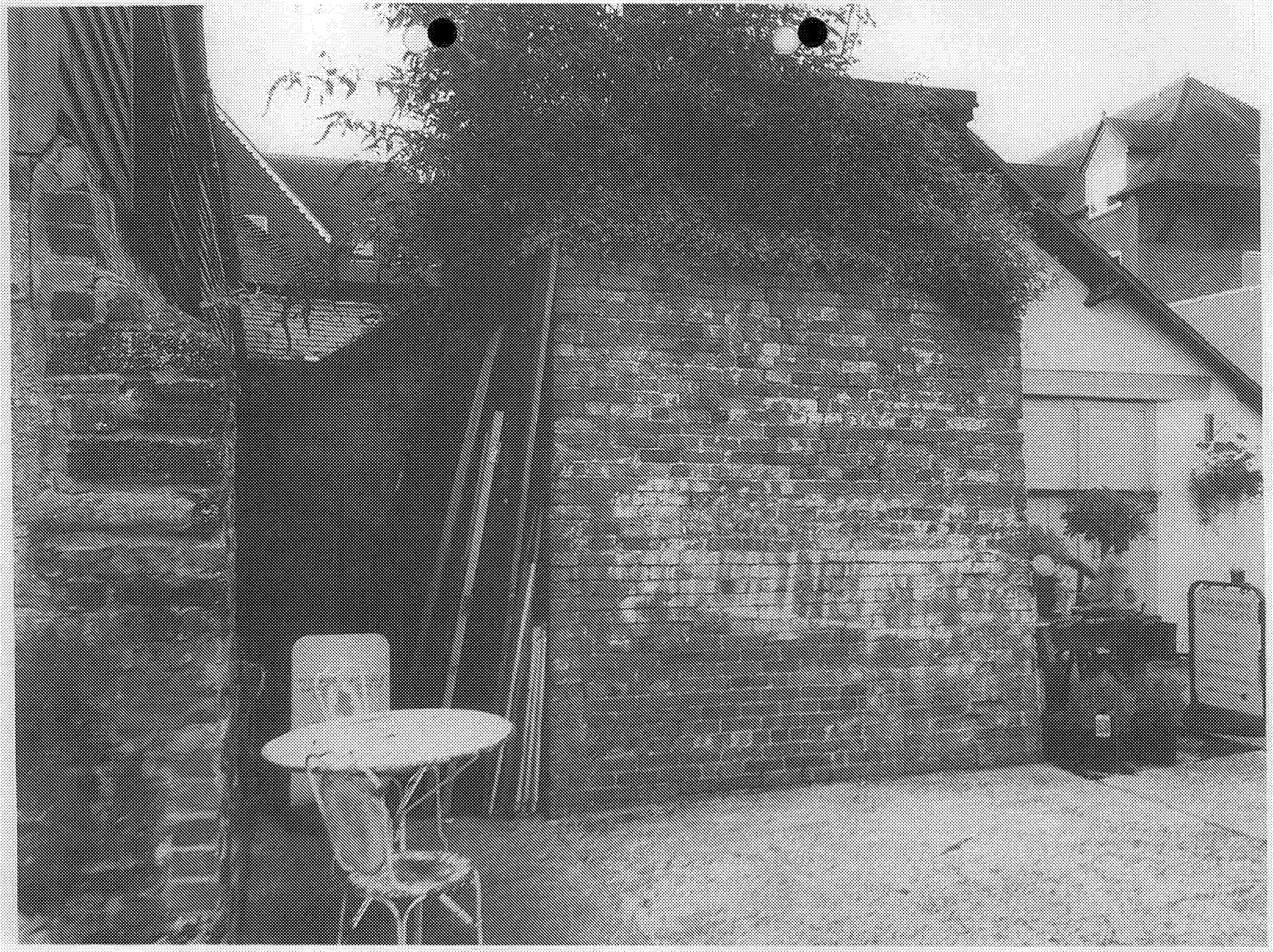
Photo 9:
The handsome, late- Victorian storage and distribution building currently under threat of demolition as viewed from the center of the brewery court yard. It retains it's original form, and external fabric together with hoist, wheels, pulley and loading doors.



PATRICK
LANE







AHA! Affordable Housing In Arundel

Conservation:

Contemporaneous photos of the inside of the Old Brewery Buildings.

Photo 1:
"Nass Interiors" No.2 Old Brewery Buildings- undated limestone floor slabs (estimated circa 1800).

Photo 2:
"Nass interiors" cobbles laid to exquisite herringbone formation (estimated circa 1800).

Photo 3:
Nass Interiors- further large areas of cobbles (estimated circa 1800).

Photo 4:
Nass Interiors - roof structure evidencing a flat roof section where the original louvered ventilation shat would have protruded. Note, it has a similar shape to "French loft" next door which is in original condition.

Photo 5:
Nass Interiors- late 17th century early 18th century internal flint wall laid in decorative diagonal recessed form with high quality pointing. Note: these walls are historically important: First, the flints are rounded "beach flints" rather than jagged "field flints" which means some effort had been made to collect them from the Sussex Coast line inferring they formed a domestic and quality building. Secondly, in the architectural historians world it is known that the uniformity of flints gives a clue to the size of the selectors hands which was the recognized measuring tool and gives the viewer and incredible insight into the craftsman . Thirdly, they are laid (as is typical) with a diagonal axis which tells us the craftsman was most probably right handed. Fourth, the pointing is also of a high consistent quality. To the architectural historian these Brewery Buildings are full of remarkable historical details and no part of them should be condemned to the wrecking ball.

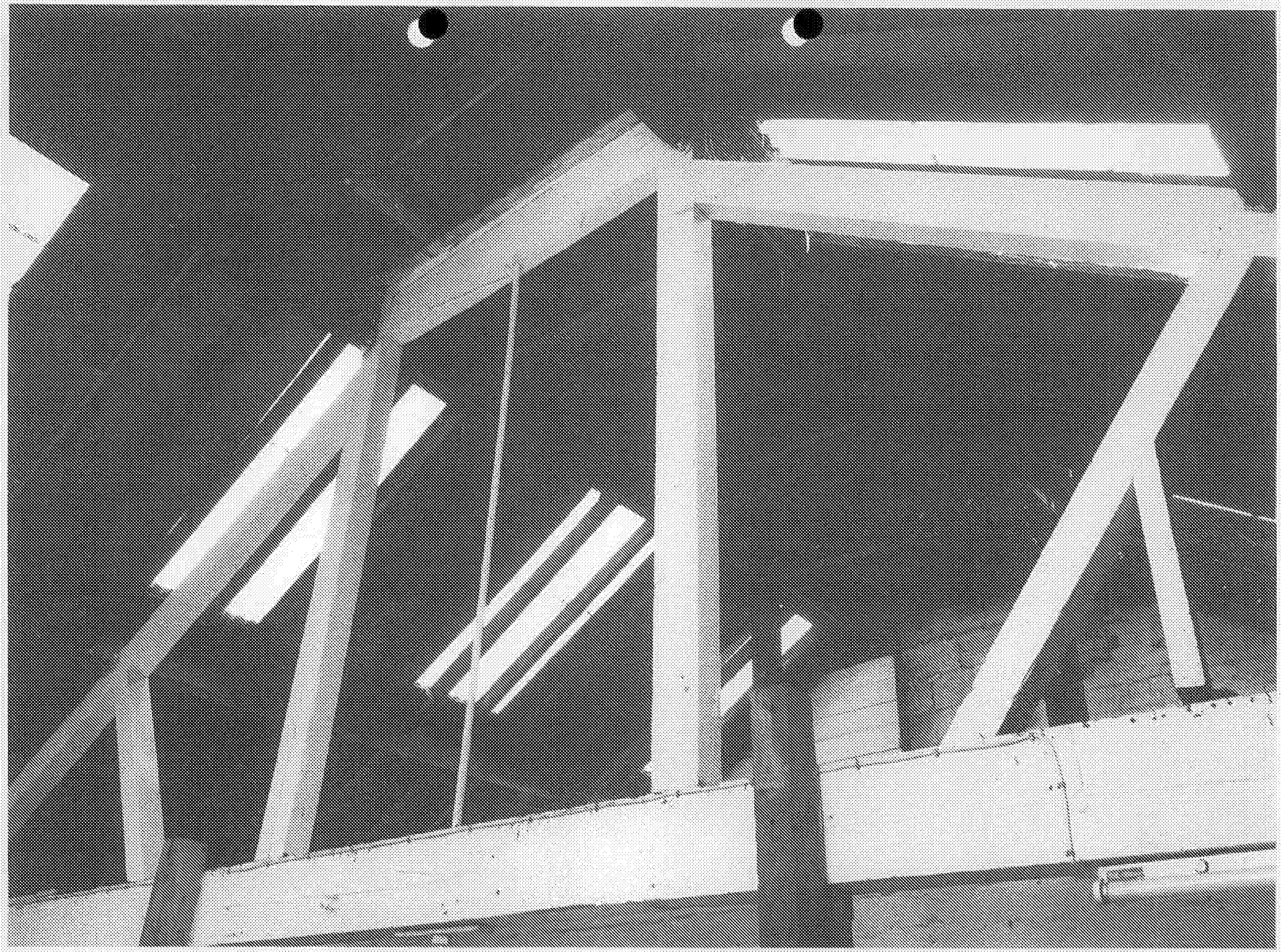
Photo 6:
Nass Interiors- further example of internal flint wall but this time laid to rough set using field flints showing the evolution of the buildings or perhaps a change in availability of beach flints or construction finances.

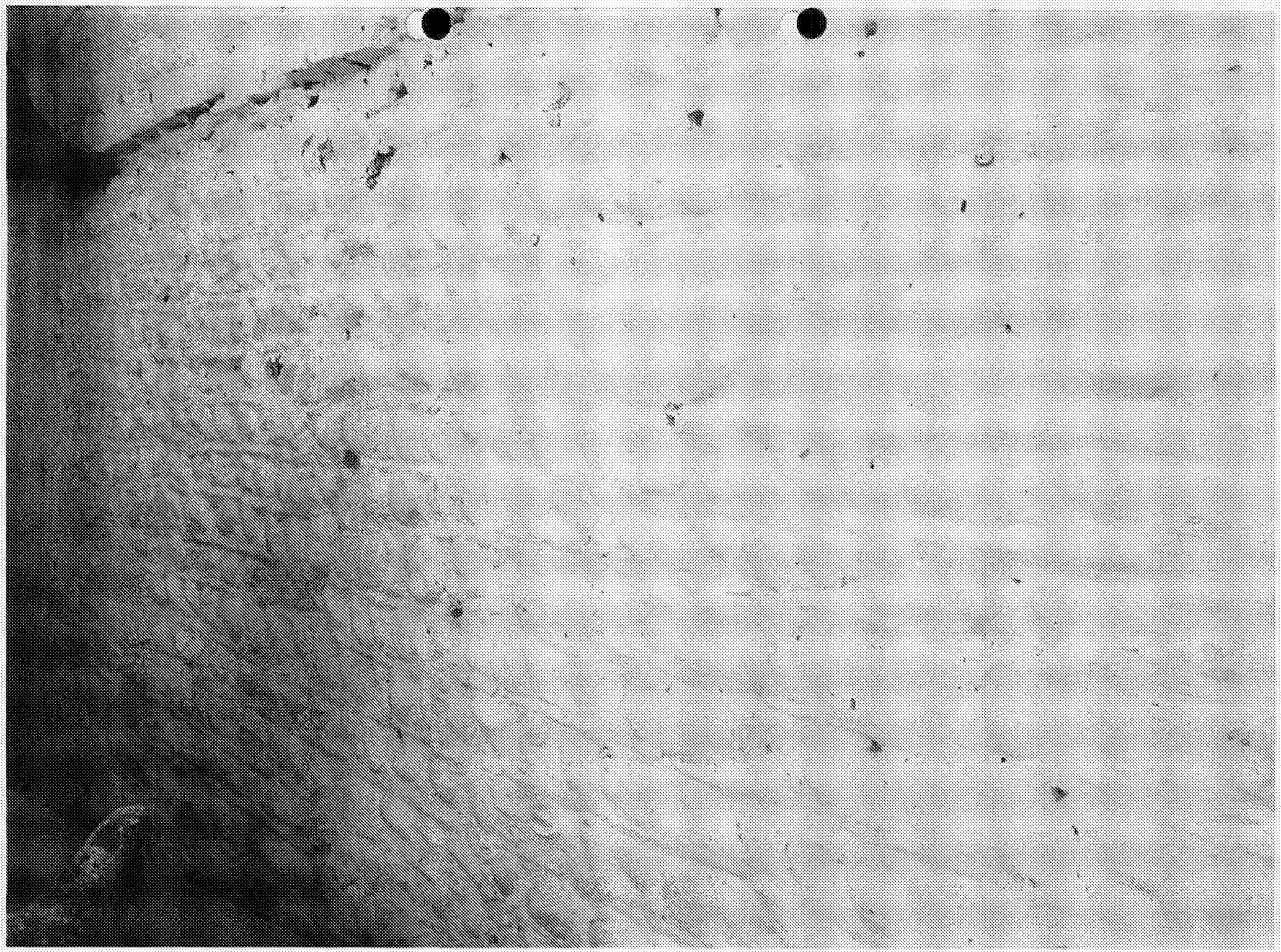
Photo 7:
French Loft - Exquisite and rare roof structure of the former drying house evidencing the brewing storage and drying process. The structure is in almost original condition but has been sympathetically maintained. The slots in the vertical roof timbers where the ventilation louvers would have been are still visible evidencing the principle roof structure is still original. The ground floor is equally well preserved and maintained with very few modern alterations.

















AHA! Affordable Housing in Arundel

Conservation – photos.

Contemporaneous photos from the surrounding street scene which serve to date the brewery buildings and add historical context:

1. East Side of Queen Street opposite the façade of the Swallow Brewery. The first building on the left has a key stone dated 1772 high up under the eaves on the north elevation under the chimney.

Note: the rough flint north facing elevation is of field flints with fenestration framed by brickwork. This is similar to the internal of many of the Old Brewery Buildings photographed in this section of the bundle.

2. Close up detail of the flint work and key stone of 1772.

3. Rear elevation of Gaskyn's café in Queen Street situated opposite the old Façade of the Swallow Brewery. The key stone reads 1789. The way the brickwork and flints intersect the rear of Gaskyn's infers that Gaskyn's predates the rear extension. We understand it was built for the manager of Gaskyn's which was at the time a storage area connected with the brewing industry in Arundel.

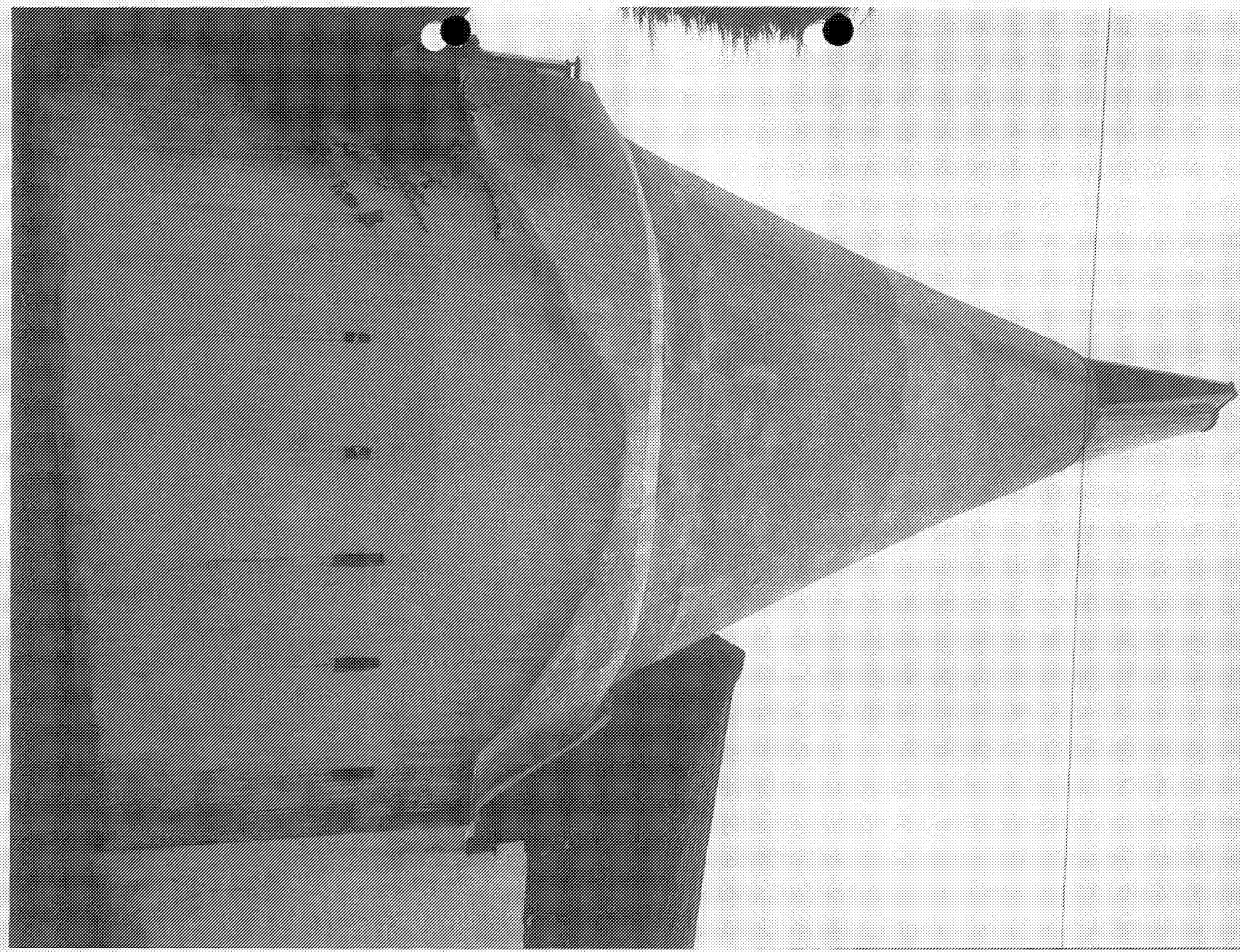
4. A close up of the front gables to Gatskyn's showing almost identical flint work and brick stepped quoining as can be found in the Old Brewery Buildings photographed in this section of the bundle. We submit that many of the existing Brewery Buildings and /or parts thereof in the complex facing the Threatened Building date from the late 1700's and early 1800's.

5. The malt house behind Gatskyn's again pertaining to the importance of this whole area of Arundel being a vast brewery centre.

6. Another photo of the Swallow Brewery façade on Queen Street which faces the two buildings in Queen Street dating from late 1700's referred to above.

[redacted]





Dish Chic

AHA! Affordable Housing in Arundel

Conservation:

Letter sent by email from Arun District Council Conservation Officer to AHA!

On 3 Aug 2017, at 10:31, Angela Haywood [redacted] wrote:

Adrian

Martyn has asked me to respond to the conservation and design related elements of your enquiry. I am an external heritage consultant and cannot comment on the planning issues you raise, but from the conservation perspective, development of a site on the periphery of a conservation area is given careful consideration in terms of its impact on the significance of the designated area. If the existing buildings make an important contribution to the locally distinctive qualities of the conservation area, there is a strong presumption for them to be retained and adapted to new uses, if necessary. If the proposed development intrudes unduly into important views to and from the designated area, it would be resisted in terms of Local Plan 2003 Policy Area 2 and Local Plan 2014 Policy HER DM3. This approach is under-pinned by Para. 132 of the NPPF, which requires great weight to be given to the conservation of designated heritage assets and notes that significance can be harmed or lost through unsympathetic development within their settings.

As the buildings in question are not locally or nationally listed, Policies concerning such buildings would not be applicable in this case. It could be argued that the existing built form makes a general contribution to townscape character, but this would be difficult to support in Policy terms. However, para 135 of the NPPF acknowledges the importance of non-designated heritage assets and advises that: ' The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application'.

From the design perspective, redevelopment of the site may be reviewed in terms of Policy GEN7, which requires high quality, local appropriate design. This Policy is underpinned by
para. 58 of the NPPF, which notes that new development should engender a strong sense of place and by para. 60, which confirms that it is proper to promote or reinforce local distinctiveness.

Angela Haywood
Conservation/design officer

1898

House

136a
51·028

Maison Dieu
(Remains of)

A R

137
2·522

P.O.

Boat House

Bridge Hotel

Timber Yard

High Water Mark of Ordinary Tides

Wharf

Landing Stage

Swallow
Brewery

149
·817

147
·842

148
·366

145
·954

Allotment Gardens
146
·878

150
2·422

160
4·267

162
3·041

159
6·156

1898

SUPPLEMENTARY PLANNING GUIDANCE

CONSERVATION AREAS

Arun District Council
Adopted: October 2000

ARUN
DISTRICT COUNCIL

CONSERVATION AREAS

1.0 INTRODUCTION

This Supplementary Planning Guidance was adopted in October 2000, subsequent to the review of the Arun District Local Plan. This guidance complements Policy AREA2 of the Arun District Local Plan 2003, "Conservation Areas". Local Planning Authorities have a duty to designate Conservation Areas, as well as a duty to review them from time-to-time.

Future updates of this document will be placed on Arun District Council's website, www.arun.gov.uk.

1.1 This document is divided into four parts:

(1) This Introduction, which explains the purpose of Conservation Areas and areas within Arun District;

(2) Detailed guidance on quality, materials and change of use;

(3) Design guidelines for advertisements in Conservation Areas; and

(4) Statements of character for Arun District's designated Conservation Areas.

1.2 Conservation Areas are statutorily defined as "areas of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance" (Section 69 of the Planning (Listed Buildings and Conservation Areas Act) 1990).

1.3 Special features of these areas include not only individual buildings but various factors such as: historic street patterns and building layouts; the mix of uses; scale and detailing of buildings; materials; street furniture; vistas; and even the spaces between buildings.

1.4 The principle of conservation is to protect and preserve those buildings, features, spaces, activities and uses which form the particular character and appearance of an area, whilst allowing for appropriate change and new development which preserves or enhances that special character.

1.5 The Council's aims in respect of Conservation Areas are as follows:

- Retention of buildings, structures, planting and open space which contribute to the special character and appearance of each Conservation Area;

- Protection of Conservation Areas from inappropriate and damaging development;

- Where new development is appropriate, to encourage design of the highest standard and which respects the character of the Conservation Area;

- Identification of opportunities for preservation and enhancement and a programme of Local Authority initiatives.

1.6 There are currently 32 Conservation Areas in Arun District, ranging in character and type from downland villages (such as Findon and Clapham) to more formal built-up areas (such as Arundel, Littlehampton seafront and The Steyne, Bognor Regis). The statements of character within this Supplementary Planning Guidance describe the factors which make up the particular character of each Conservation Area, acting as a guide for the protection of existing features and for new development.

1.7 Reference should be made to the 'Conservation Area Design Guide for the Arun District'. It should be noted that this was published before the designation of certain Conservation Areas.

2.0 DEVELOPMENT IN CONSERVATION AREAS

2.1 CONSIDERATION OF PLANNING APPLICATIONS IN CONSERVATION AREAS

The submission of detailed planning applications will normally be required in respect of proposed development within Conservation Areas. Applications will normally need to contain drawings clearly indicating the design, details, scale, character, relationship with adjoining buildings and the likely impact of the development within the Conservation Area.

2.2 IMPORTANT BUILDINGS, STREET PATTERNS AND PLOT BOUNDARIES IN CONSERVATION AREAS

Buildings, historic street patterns and plot boundaries which make a positive contribution to the appearance or character of a Conservation Area should be retained. Consent for the demolition of buildings/ structures which make a positive contribution to the character and appearance of the Conservation Area will not be granted unless it can be demonstrated that the building/structure is beyond repair and incapable of reasonably beneficial use.

In the exceptional circumstances that consent to demolish a building within a Conservation Area is granted, it will normally be conditional upon demolition not taking place until a contract for the carrying out of redevelopment works has been made and planning permission for those works has been granted.

2.3 STANDARD OF NEW DEVELOPMENT IN CONSERVATION AREAS

The special character and appearance of Conservation Areas will be a material factor in planning decisions and the objective of preservation can be achieved either by development which makes a positive contribution to the area's character or appearance, or by development which leaves that character and appearance unharmed. This implies that new development must be of a high standard, reflecting the form and materials and character of existing development in the locality.

Planning permission will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that:

(i) new buildings acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials and the spaces created between buildings; they retain or emphasise the qualities of the townscape or streetscape in the area;

(ii) alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area.

The reinstatement of original features lost or replaced by inappropriate alteration will be encouraged. Glazed rooflights on visible elevations will be discouraged;

(iii) the development does not impair views from public vantage points or open space considered important to the special character and appearance of the area;

(iv) building materials which contribute to the character of the area are retained or re-used wherever possible;

(v) high quality soft and hard landscaping is provided, including the retention of existing trees and important planting.

The special character and appearance of Conservation Areas will be a material factor in planning decisions. New development must be of a high standard, reflecting the form, materials and character of existing development in the locality. The spaces between or about buildings and views are often very important in Conservation Areas and the Council will resist any proposals which will detract or impinge on spaces or views which contribute to the character of the area. Incidental features, e.g. hedgerows, walls, surfaces, railings and chimneys, etc. can be very important to a particular area's identity and the Council will expect such features to be retained. Reinstatement of these features, where lost, will be encouraged.

2.4 THE USE OF NON-TRADITIONAL MATERIALS IN CONSERVATION AREAS

Permission will not normally be granted for the removal and replacement of traditional timber windows and doors, where visible, which form part of a building's traditional style, with aluminium, stained hardwood or PVCu units. The materials and design of replacement windows and doors should match the original. The removal and replacement of plain clay tiles and natural slate with concrete tiles and man-made slate will be resisted where their use would detract from the character and appearance of the Conservation Area.

The use of non-traditional materials in traditional buildings, in particular PVCu, stained hardwood and aluminium windows and doors, concrete interlocking tiles etc., can erode the appearance of Conservation Areas. Where it has control the District Council will resist the use of non-traditional materials.

2.5 CHANGES OF USE IN CONSERVATION AREAS

Planning applications for changes of use will be assessed in relation to their effect on the character and appearance of a Conservation Area as a whole, including traffic generation. Where a mix of uses is an important element in the character of an area, the maintenance of an appropriate mix of uses will be required.

Often it is the mix of uses within town centres, or largely commercial areas, which provide the sense of history and vitality in designated Conservation Areas. The Council will be keen to retain an appropriate mix of uses wherever possible.

3.0 DESIGN GUIDELINES FOR ADVERTISEMENTS IN CONSERVATION AREAS

(1) Multiple retailers and other businesses will be required to tailor their shop fronts/signs to suit local conditions where their corporate image, signing and symbols are inappropriate in the context of a Conservation Area.

(2) Internally illuminated fascia and projecting signs will not normally be acceptable; external illumination, where appropriate, may be permitted.

(3) Names on signs should fit within existing horizontal spaces and not overlap moulding details, cornices, etc.

(4) Secondary signs will be restricted - one projecting sign only will be permitted providing it does not adversely affect the character and appearance of the building or street scene.

(5) Advertisements on awnings should not be too elaborate or bulky. Generally, they will be required to reflect the scale and proportion of the facade on which they are erected and should complement, in terms of size and design, other awnings in street frontage.

(6) Fascia signs should take the form of painted letters on traditional wooden panels, or individual letters or symbols applied direct to a fascia or the building itself if acceptable; perspex fascias will be discouraged.

(7) Fascia signs should be in proportion with the building as a whole and relate satisfactorily with any adjoining fascias.

(8) Advertisements displayed under deemed consent, but in clear conflict with the principles contained in either the Council's Advertisement Control Policies or these guidelines and detracting from the quality and character of the area, may be subject to discontinuance action.

4.0 STATEMENTS OF CHARACTER

ALDINGBOURNE (CHURCH ROAD)

Description of the Character and Appearance of the Conservation Area

Aldingbourne is a small rural settlement located between Littlehampton and Chichester on the Sussex Plain.

Although the Conservation Area contains only two Listed Buildings (St. Mary's Church and Aldingbourne Lodge) it comprises an attractive, historic, self-contained and linear group of buildings in an open rural setting. The unobstructed, open views from Oving Road and the approach road (Church Road) into the settlement are particularly impressive, enhanced by the pale colourwash of most of the buildings. The mixtures of plain clay and slate roofs, together with chimneys, are important features.

St. Mary's Church dates from the 12th Century, with considerable restoration in 1867. The churchyard contains many fine mature trees. The Church and the tree groups form attractive focal points, particularly at the southern entrance to the settlement and when viewed from the north end of Church Road.

There is a spaciousness to the layout of the settlement south of 30 Church Road, enhanced by mature trees and hedges. This contrasts with the tighter, street fronted layout in the northern half of the settlement.

Brick and flint walls are important features of the Conservation Area, particularly those surrounding St. Mary's churchyard and Aldingbourne Lodge.

Aldingbourne Lodge is an imposing stuccoed building of classical style which, together with the mature trees in its grounds, forms an impressive terminating focal point, particularly when viewed from the southern end of Church Road. A particularly attractive feature are the wrought iron entrance gates located on the northern boundary of Aldingbourne Lodge.

The lack of pavements in the settlement help enhance its informal rural character. A particular characteristic of the settlement is the sharp visual contrast between its linear built form and the surrounding open, flat landscape.

Opportunities for Enhancement

- Overhead telephone wires replaced underground.
- Replacement of modern joinery with joinery of more traditional design to the street elevations of 10/12, 18 and 20/22 Church Road.
- Use of internal rather than external television aerials.

ARUNDEL

Description of the Character and Appearance of the Conservation Area

Arundel is located astride the banks of the River Arun, north of the urban coastal area. Arundel Conservation Area was designated in March 1975 and is recognised as being of outstanding quality.

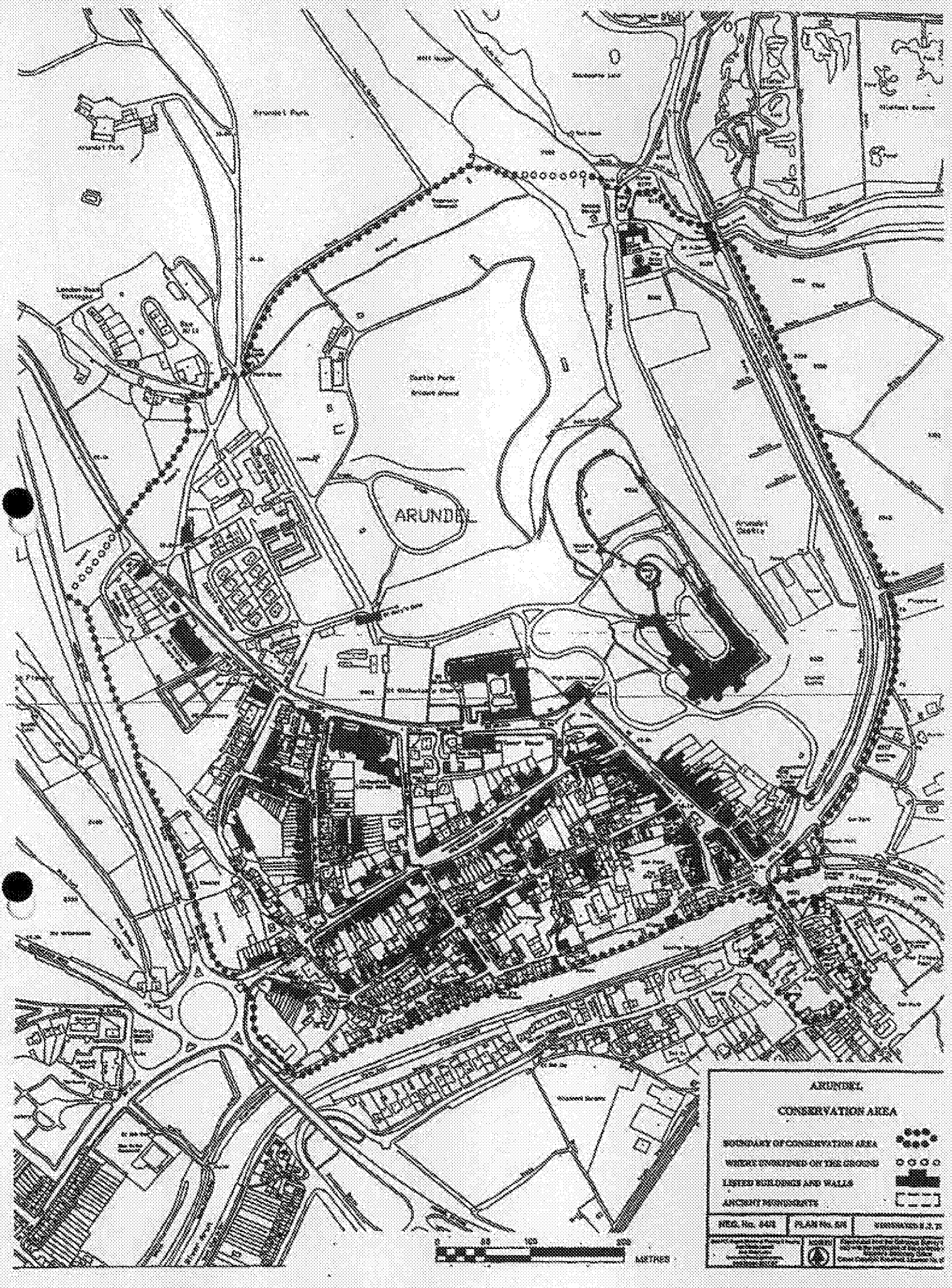
One of the principal attractions of Arundel is its wealth of buildings representing architectural form and style through progressive periods, which form a cohesive and contained hillside town. Although there are few buildings which at first sight date from earlier than the 18th Century, there is a good deal of concealed Tudor timber work and many of the present buildings have foundations which go back to medieval times, when the town grew as a market settlement.

The Conservation Area consists of the Castle and its grounds and the old town. Arundel Castle was first built in 1076 by Roger de Montgomery, who was made Earl of Arundel by King William. The Castle was ruined in the Civil War and it was not until 1790 that the 11th Duke of Norfolk made it habitable again. Most of his work was replaced by the 15th Duke in the 1890's.

The broad High Street once ran down to the river but the lower part has long since been encroached upon by an island block of buildings, leaving two narrow streets on either side leading down to the Town Quay.

There are two very attractive streets leading westwards from High Street. Maltravers Street towards the top of the hill is carved into the hillside and has a raised carriageway on the northern side. The street contains a great variety of distinctive houses. Tarrant Street, further down the hill, is narrower and livelier with a number of interesting small shops. At the top of the hill High Street joins London Road, which runs past the 14th Century Parish Church of St. Nicholas and the 19th Century Catholic Cathedral of Our Lady and St. Phillip Howard, which dominates the distant views of the town.

A policy (AREA3) for the protection of the views toward and outwards from the town is included in the Local Plan.

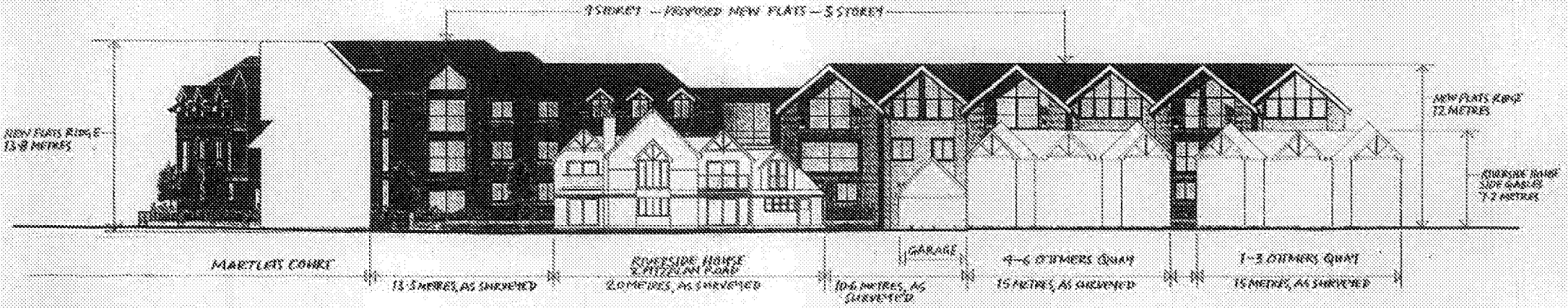

ARUNDEL
ARUNDEL
CONSERVATION AREA
BOUNDARY OF CONSERVATION AREA
WHERE UNDEFINED ON THE GROUND
LISTED BUILDINGS AND WALLS
ANCIENT MONUMENTS
METRES

MATERIALS KEY

1. Red Brick
2. Buff Brick
3. Flint Stone Cladding
4. Timber Cladding
5. Aluminium Windows/Door Frames
6. Aluminium Fascias
7. Slate Roof Tiles

EXISTING HOUSES AS VIEWED FROM RIVER SIDE OF CONSERVATION AREA. WITH PROPOSED NEW FLATS BEYOND

SCALE 1:200





West Elevation (South)

[redacted]

[redacted]

The Constable family and Arundel's Swallow Brewery - By local historian Mark Phillips

[redacted]

Until the mid-1930's the Swallow Brewery stood on a site that is now partly occupied by Caen Stone Court, the Co-op, The Fish & Chip Shop and the Betting Shop ending at the alley between Queen Street and Fitzalan Road, just before Martlett's Court. It extended as far back as Fitzalan Road and even included the buildings across the other side of Fitzalan Road where Blastreat is now situated. It was truly a huge industrial beast of a complex for a small town such as Arundel.

It is believed that a brewery of sorts had existed on this site as far back as the late-1600's. There are certainly records from 1783 that mention the Brewhouse, Malthouse and yard that at the time was run by George Picknell. The Swallow Brewery, adorned with an enormous painted wooden bird as the factory emblem, appears to have been built c1840's by respected local man, Thomas Constable.

In May 1815 Thomas's 21-year-old son George, a brewer by trade, married Frances Coote. Together they would eventually have six children. Although Frances's Grandfather and father had both worked as brewers at the old Brewery in Tarrant Street, later to become the Eagle Brewery, is believed that George, now a young man with 'cultural pretentions', learned his trade working with his father.

In 1834 George, who was already an amateur artist, was visited at Arundel by his friend the famous artist John Constable. (No relation) John Constable's last painting was of Arundel castle and the water mill (owned by George Constable) next to Swanbourne Lake believed to have been completed just prior to his death in March 1837. In this same year, it is reported that George Constable served as Mayor of Arundel (although this was not the first time he had been Mayor) and that his brewery was the owner of 'at least' five public houses in the town. However, in 1844 matters took a bit of a dark turn as dealers were discovered selling paintings by John Constable that were identified as 'Wretched imitations'. These were traced back to the seller, George Constable who claimed he had seen his friend John paint them. To avoid the matter escalating, he offered to buy the paintings back from the dealer but this did not prevent more forgeries turning up over the following years, some on which the paint was hardly dry.

In 1839, George is listed in a directory as a Brewer, Maltster and Wine & Spirit Merchant of Queen Street and Littlehampton and at the time owned separate Malthouse's around the Arundel. One was in the South Marshes (Now Fitzalan Road) near the windmill since developed and renamed Malt House Close. He owned another Malthouse off the west end of Tarrant Street behind the building that for many years was Bell's Cycle Shop.

Thomas Constable died in 1845 and named his son George and Grandson George Sefton as executors of his estate. George Sefton is listed as the brewer at Arundel between the years of 1851-1887.

In 1863 the Constable's almost lost the brewery to, 'Without doubt the most fearful fire ever witnessed in Arundel' according to the West Sussex Gazette on 20th August that year when, 'The greater portion of a range of buildings known as the Swallow Brewery and several small houses adjoining were destroyed by fire'. The fire appears to have been started by a spark from the engine chimney igniting the thatched roof of the building. The heat was so intense that those manning the fire engine had to shield their faces with dampened sack cloth. Even the young Duke of Norfolk and his brother Lord Edmund assisted personally by taking a troop of boys to the castle returning with

several buckets bearing the ducal coronet. They then joined the young men who made a chain passing buckets to and from the river Arun. 300 dozen bottles of wine were rescued from the brewery cellar and placed in the Malthouse of Mr W. Osbourn opposite for safe keeping but the overall loss to Mr Constable was considerable.

From 1900 the business is listed as George Constable & Sons and a limited company was formed in 1905. In 1922, this company merged with Henty Ltd from Chichester and formed Henty & Constable Brewers Ltd. Around this time all brewing was moved to the Henty brewery at Chichester and the Arundel site was used more as a storage depot by the company.

In 1908 Guy Constable, a Captain in the 4th Batt, Royal Sussex Regiment, got married. I am lucky to own a magnificent symbolic Calvary officer's sword engraved with the words, 'Presented to Captain G. S. Constable on the occasion of his marriage – 21st July 1908 – by the NCO's and men F. Coy 4th Battalion Royal Sussex Regiment.'

George Constable would later go on to make a bit of a name for himself assisting Captain Francis Goring with the Arundel branch of the British Fascists that met at the Norfolk Hotel. It was headed by a group of ex-Army officers whose principle activities appear to have been' 'Getting together now and again for camaraderie and expressions of Patriotism.' The branch quickly folded when told that a large portion of the funds they had collected could not be spent on their own 'fundraising' events and must be transferred to the Head Office in London.

A few parts of the Swallow Brewery complex still exist today if one knows where to find them. Stand in front of the White Hart pub and look across to the Co-op opposite. You will see some of the brewery's original 'A' shaped rooflines running from the front to the rear of the building. Now look at the left-hand wall of the Co-op building next to Caen Stone Court – that is another piece of the original wall of the brewery that extended into the area now occupied by these apartments.

Now walk along the public footpath to the right of the Bookmakers shop. As you emerge at the far end the red brick buildings of Blastreat Ltd you will see in front and to the left of you are part of the complex that was extended in c1889. The lower of the two buildings with the raised louvre opening running across its ridge was likely used for the drying or fermenting of grain that were both parts of the beer brewing process.

Turn left and head for the rear of the Co-op. Here you will find another three buildings similar in design to the previous one with the louvered opening along the ridge. Over the years these have been tastefully converted into antique shops. If you look in the centre shop at the rear you can still see a wonderful preserved part of the original brewery paved and cobbled floor.

Just to the left of the entrance to this shop can be seen the base of the large chimney that was erected towards the end of the 1800's to complement the existing smaller one already built into the main brewery building. Like much of the complex it was demolished in the mid 1930's but we have been left a small tantalising section a couple of metres high; built of red brick but recently painted white.

The above are really all that remains of a once huge and commercially important industrial complex right in the heart of the town. But what of the large wooding Swallow from the roof of the building I hear you ask? In 1935 this was moved to the roof of the town Hall in Maltravers street and there it remained until it finally succumbed to rot in the early 1990's. In 1993 this was replaced with a fibreglass duplicate that can still be seen today.

FOOTNOTE
Recently part of the former brewery on the opposite site of Fitzalan Road to the rear of the Co-op have come under threat from developers who want to demolish these fine late Victorian heritage buildings with their historic connection to the town and erect 49 supported apartments for older people in its place. I have yet to meet anyone in the town in favour of these plans and Arundel Town Council is openly opposed to the idea.

There is a preference to see the existing buildings currently used by Blastreat Ltd to be converted into apartments as was done on the old Bevin Bevin site in another part of the town and instead of Sheltered units to look at erecting affordable housing on the site.

Whether permission to demolish these fine buildings will go ahead, who knows? What I can say though, as a third-generation Arundel born 'Mullet', the town has a long tradition of opposing what residents feel is a needless destruction of its heritage.

The "Swallow" Brewery in Arundel History

A NOTE BY LOCAL HISTORIAN.

The large Swallow statue, now on top of Arundel Town Hall, originally came from the Swallow Brewery in Queen Street. This was a huge building, stretching into Queens Lane, with its entrance roughly where the Co-Op entrance is now. The statue was originally made of wood but deteriorated to such an extent that a fibreglass copy was designed by Harry Marston.

Sadly, Mr Marston died before he could the work. His family kindly finished the task and the Swallow we see on the town hall today was handed over by his widow, Shirley Marston. It was re-erected in its rightful place on 23rd August 1993 by the town Fire Brigade. (I plan to give it a bit of a gentle wash in the Spring as he appears to have been abused somewhat by our local, less respectful winged residents – Mark)

For many years it was believed one of the earliest references the town was in the will of Alfred the Great (in AD 901) in which "Erundellan" along with some other lordships were bequeathed to his nephew Athelm. However, the location of this 'Erundellan' has been challenged in recent years with some scholars suggesting it could have referred to another location in Dorset.

How Arundel got its name has several theories but one of the stronger contenders is that it comes from the Norman French for Swallow of Aron or Hiron with the addition of "dell" as the town was on the banks of a river in a valley and was adopted around the time of the Norman conquest. This is where we get Arondel or Hirondelle with the developed name changing to Arundell before the last 'L' was dropped around the early 1730's.

The first official reference to "Arundel", including a Castle, occurs in the Domesday Survey of 1086.

The earliest reference to the swallow is depicted on the Seal of the Borough of Arundel which has a Swallow design as it centre. There are references noting that the Seal was most certainly in use by 1569 and right up until 1938, coincidently, around the time the Swallow appeared on the town hall. However, during our research we came across one unsubstantiated reference that this Seal was in use right back to the 12th/13th C which is very likely correct. (Although some Mayors prior to 1569 are known to have used their own personal seal)

The Swallow motif is featured on the Town's Maces', some of the goblets and on the Mayoral Chain. (A swallow volant (in flight) in "bend sinister", sable, surrounded by clusters of oak leaves and acorns, a badge of the Earls of Arundel.

It would be logical that the owners of the brewery took the name from the swallow on the town seal to indicate its proud connection to the town.

If I had to choose just the one origin, in my eyes the Hirondelle origin would narrowly

beat the Harhune-dell' one. (From the preponderance of 'common Horehound' on the South Downs near the town, making it 'harhune-dell' in Old English.)

*** There are some who claim that the statue is one of a Martlet. This is clearly incorrect. Briefly, a Martlet in English heraldry is depicted as a stylised bird similar to a house martin or a swallow without feet.

Mark Phillips and the Arundel History Forum

Three Percent

Interior & Exterior Environments
Visual Design & Development

[redacted]

3D17-FTZ Fitzalan Road 3D Development

Project Details:

Series of four photo montage images detailing a development proposal within Fitzalan Road, Arundel.

The three dimensional model was scaled and detailed from the following drawing numbers submitted to Arun District Council under application Ref: AB/77/17/PL:

1650 01A Location & Block Plan, 1:500 @ A2
1650 08A Indicative Context Elevations, 1:500 @ A2
1650 09A Proposed Elevations: 1:200 @ A2
1650 10A Proposed Elevations: 1:200 @ A2
1650 10A Proposed Elevations: 1:200 @ A2

Ordnance survey plans and topographical detailing sourced via Promap services. This information combined with a photographic longitude and latitude geo-location (for point of reference), confirmed camera lens angle and distance-from-ground-level measurements, provide detailed context for the photo montage model placement. Along with local points of reference: existing buildings, mature tree lines and landmarks, it is possible to create an accurate and robust representation of the proposed development.

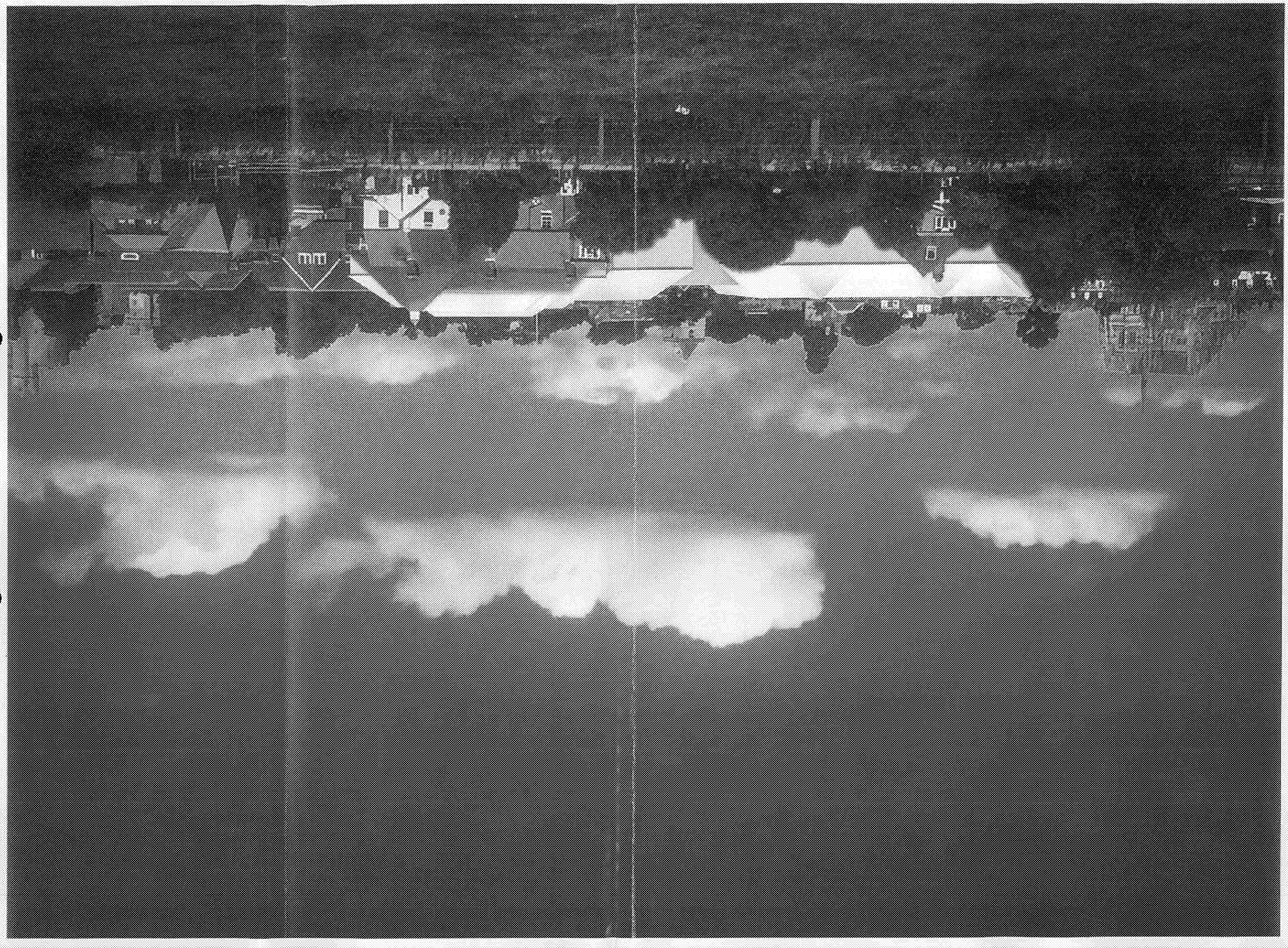
Full sun path analysis and amenity impact may be provided upon request.

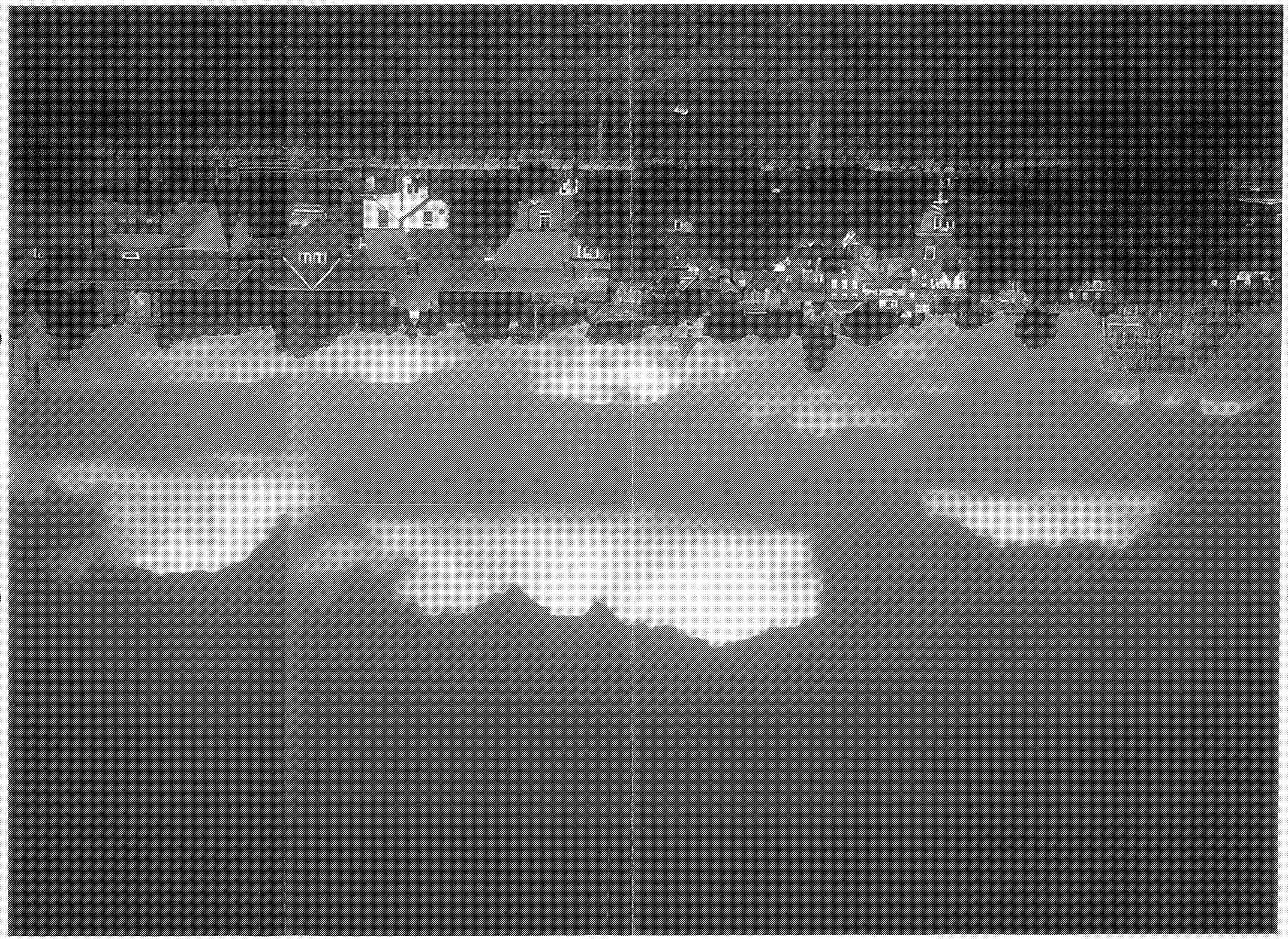
Three Percent ltd has 15+ years of experience in the planning and development of external and internal 3D models for architectural practices, developers and local authorities. Located in Tarring Village, Worthing, Three Percent ltd produced the Fitzalan Road visuals independently without prejudice or vested interest.

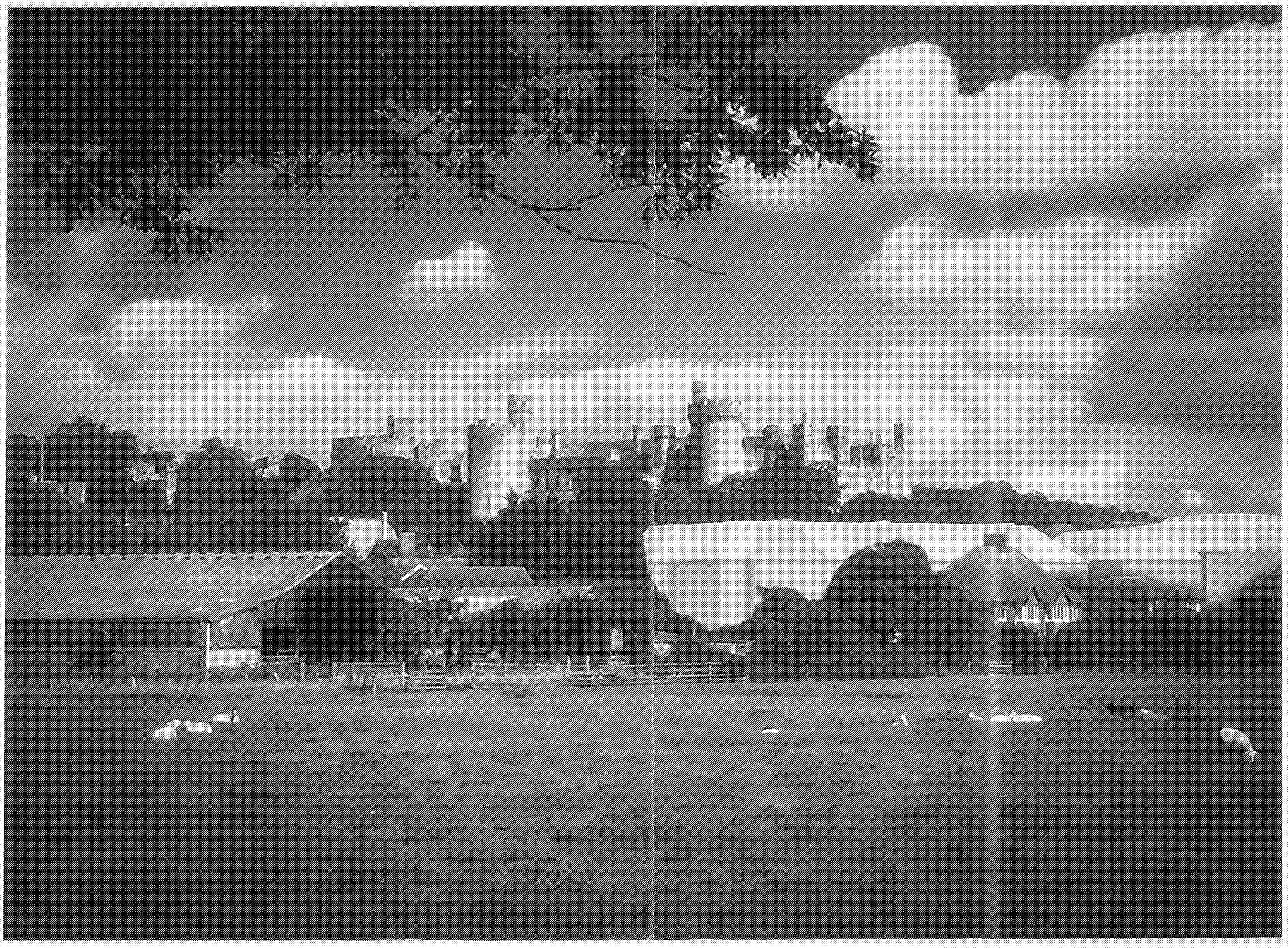


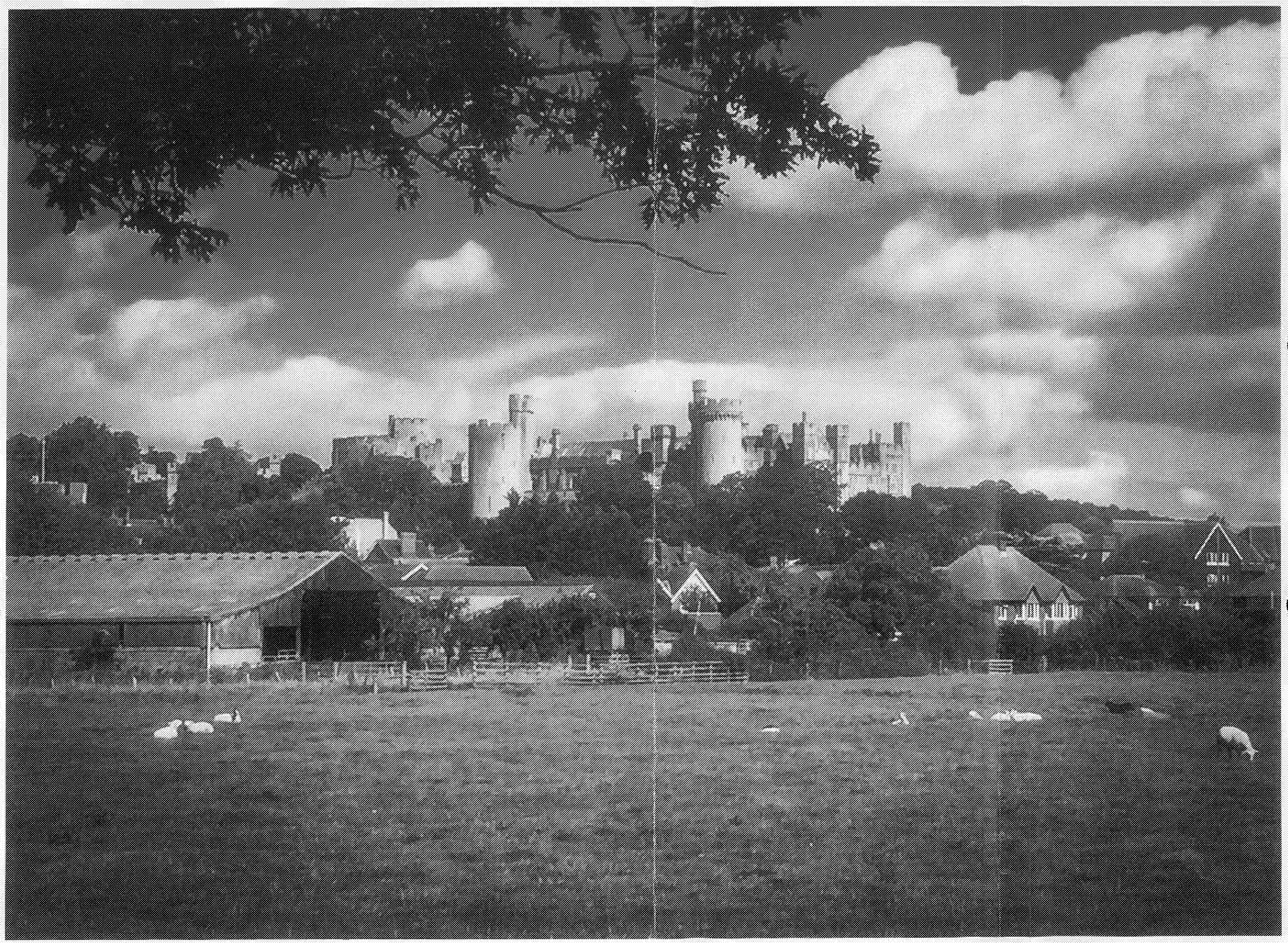








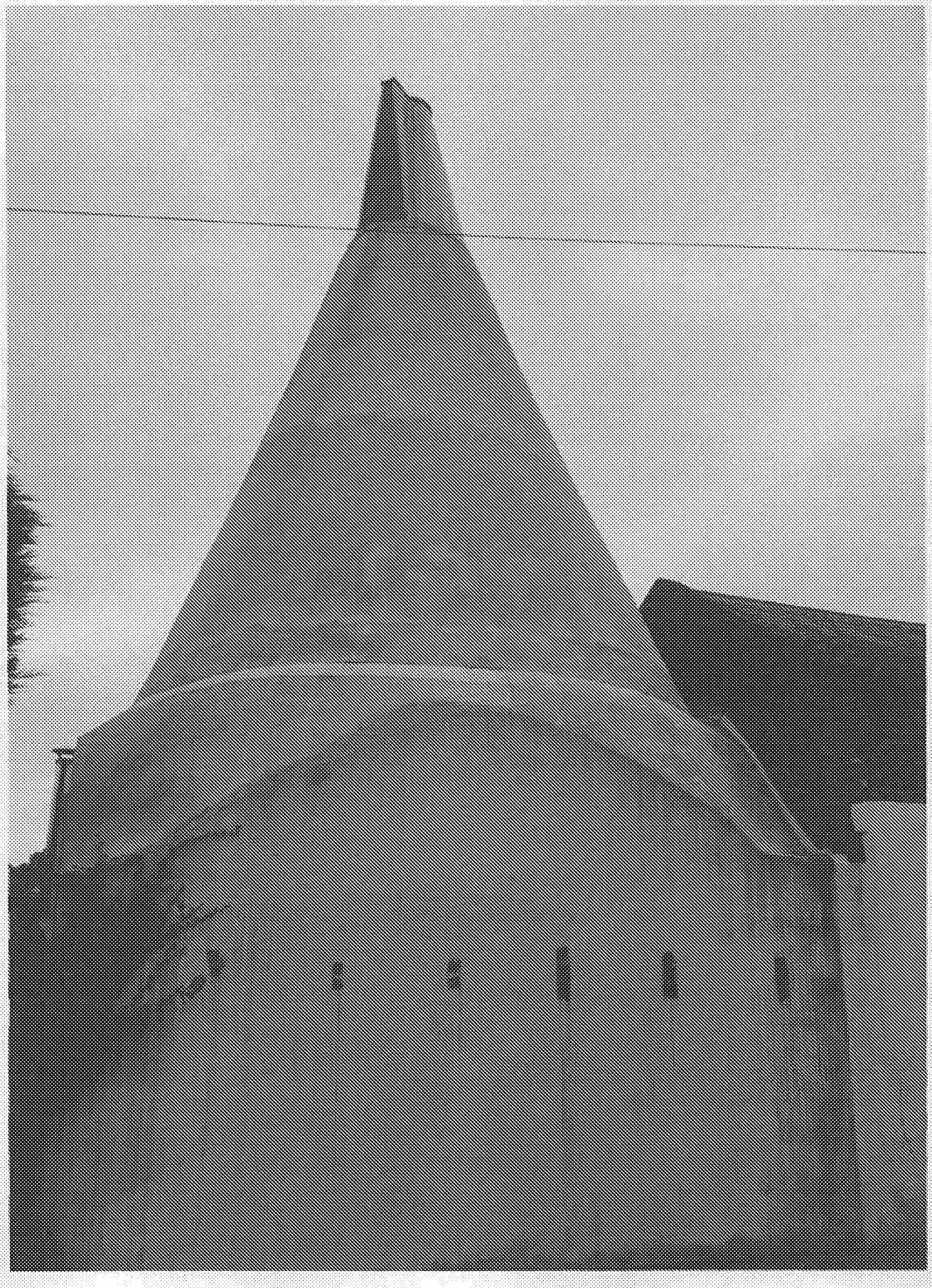












[redacted]

Contemporary photo of East Facade of the Swallow Brewery from Queen Sreet showing:

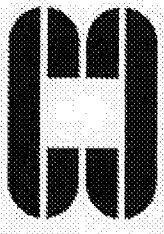
5 of the 6 roof pitches on the oldest half of the facade (a further roof pitch is out of view on the right);

The French Loft drying house with louvred ventilation to roof is in the distance; and,

importantly the threatened building dominates the picture in far distance.



THE CASE FOR AFFORDABLE HOMES IN ARUNDEL, WEST SUSSEX: A REPORT FOR *AFFORDABLE HOUSING IN ARUNDEL*



CARA COURAGE

Dr Cara Courage

22nd August 2017

Contents

1 - Precis p. 3

2 – The Four Point Case for Affordable Housing p. 3

Point 1 – Economic sustainability p. 4

Point 2 – Housing sustainability p. 4

Point 3 – Social mobility p. 4

Point 4 – Social sustainability p. 4

3 – What is Affordable Housing? p. 4

4 – Who is Affordable Housing for? p. 5

5 – The need for Affordable Housing p. 5

6 – Arun Local and Neighbourhood Plans p. 6

7 – Case Points in support of Affordable Housing p. 8

7.1 - Economic sustainability p. 8

7.2 - Housing sustainability p. 9

7.3 - Social mobility p. 9

7.4 - Social sustainability p. 9

8 – About the Author p. 10

1 - Precis

This report outlines the case for affordable housing in rural areas generally, and in Arundel specifically. It presents the outline business and social case for affordable housing, and is presented to Affordable Housing in Arundel (AHA).

Housing is a factor that is driving rural poverty – its high costs preclude many on low to middle incomes from accessing secure and adequate housing, and from living close to families and where they work. The aim of rural planning and development is to create thriving communities and achieve a positive, lasting legacy of rural sustainability in places which people enjoy living and working; which are vibrant, distinctive and in keeping with the character of their surroundings, with a full range of good-quality local services; and which enhance local landscapes, heritage and biodiversity while meeting the challenges of climate and economic change. The provision of affordable housing in rural communities is a key component of this. Delivering a mixed-tenure house building programme provides a fiscal stimulus, boost the economy, create jobs, reduce the benefit bill and tackle the acute housing shortage that London and the south-east are experiencing.

The report begins with a *Four Point Case for Affordable Housing* and goes on to define affordable housing and to set out its case in the rural context. It offers detail from Arun Local and Neighbourhood Plans pertaining to affordable housing and concludes by elaborating on the four assets of the case for affordable houses.

It is advised further to this report that a full business case for affordable housing in Arundel is created by a rural business analyst and community development strategist.

2 - The Four Point Case for Affordable Housing

The UK rural housing crisis is acute. There is less affordable housing in rural areas than in urban settings; the impact exacerbated by average salaries in rural areas being lower than in urban ones. The shortage of rural affordable housing means many people are forced to move out of their community, to the detriment of local services and the rural communities themselves.

The case for affordable, housing can be made speaking to private investors and to the public and non-profit sectors, as well as speaking to the social, cultural, environmental and economic needs of local communities.

From a private sector business perspective, the key purpose of a business case is to provide evidence and justification for investing in a new or expanded initiative. Financial indicators are the most significant factor: cash flow, costs, benefits, risks, options and opportunity costs. In the public and non-profit sectors, the business case is presented in terms of a cost-benefit analysis that includes financial and non-financial cost and benefits. This allows a sponsor (e.g., local government, non-profit organisation or foundation to examine social and environmental benefits, in addition to financial outcomes.

The following four points are an overview of the four assets benefitted by the provision of affordable housing in rural areas. The component points of these cases are given more detail in Section 7 below, but are by no means exhaustive. The points are considered pertinent to Arundel in general terms at the time of writing and based on desk-based research and sector knowledge: a further process to engage with members of AHA, the wider local community, the Neighbourhood and Local Plans and councillors, and architecture and housing specialists would uncover further site-specific points for Arundel.

Point 1 - Economic sustainability

Affordable housing:

- Retains young people in rural communities and attracts university graduates to return, halting a talent and labour drain to larger conurbations;
- Facilitates workers ability to live closer to their place(s) of work;
- Attracts dynamic new residents to rural communities, entrepreneurs and young professionals that drive rural innovation;
- Increases economic sustainability of local businesses by having a younger and more affluent population, buying from a diversity of stores and services.

Point 2 - Housing sustainability

Affordable housing:

- Alleviates multi-generational single-residence living;
- Increases total amount and diversity of tenure of rural housing stock, meaning people live in housing suitable for their life stage.

Point 3 - Social mobility

Affordable housing:

- Increases in-pocket essential and disposable incomes by reducing total expenditure on rent;
- Raises and protects family incomes so they can afford essentials, reduce stress and give children the opportunity to participate socially and educationally.

Point 4 - Social sustainability

Affordable housing:

- Diversifies rural demographics by increasing the younger populations;
- Increases cultural sustainability of rural communities by the support of a variety of cultural amenities;
- Halts rural gerontification, the process of demographic ageing and devaluing/declining suburbs and rural areas.

3 – What is Affordable Housing?

Affordable housing is that which is provided to eligible households whose needs cannot be met by the open market. Eligibility is determined by local incomes and local house prices. Tenants renting accommodation from a housing association, local authority or landowner can expect to pay between 40% and 80% of the open market price. Affordable housing is usually provided in four forms: social rent; affordable rent; shared ownership; affordable purchase/starter homes. Such housing primarily offers homeownership opportunities in the immediate or longer-term for young people, young families and families with low to moderate incomes.

4 – Who is Affordable Housing for?

Affordable housing is often associated with housing crisis, of those in poverty and a state homelessness - it is essential to understand what both of these mean in the rural context.

Particularity in the rural context, younger family members requiring separate accommodation (i.e. those living under a multi-generational family roof) are in a situation of housing crisis. The security and quality of housing are significant for a family's long-term prospects, with a safe, secure home providing a foundation upon which people can build their lives and realise their potential. It matters for a household's health and for a child's development; affordable housing makes it easier for work to be worthwhile.

Many people aspire to own their own homes, and owning a home can offer security and enable people to build assets. However, this is an aspiration that is out of reach for many in the current rural housing market and they are kept in expensive private rental, co-habitation with family members, or faced with a move outside of their area. It is not just those in a situation of housing crisis that need access to affordable housing – it is also those further up the income scale, such as nurses, police, teachers and the self-employed. Those with substantive employment in a parish, no matter what their profession or skills, need affordable homes in their locality to enable this work to continue.

In all of these cases, the family or individual is in a situation where their resources are well below their minimum needs and negatively affect their ability to take part in rural communities. The combination of high prices and low earnings means that market housing is well beyond the reach of many of the people who need to both live and work in rural areas, preventing rural communities from being truly sustainable places.

5 – The need for rural Affordable Housing

The need for affordable housing is more acute in rural areas than in many urban areas due to the lower average wages of rural dwellers, as well as the reduced affordable housing stock. Rural communities are particularly hard-hit by dwindling affordable housing stock: only 8% of rural housing is classed as affordable compared to 20% in urban areas for example.

This has seen the average age in rural communities rise as young people are priced out and as such communities become the preserve of wealthy commuters and retirees. This has significant immediate and long-term negative effects on rural populations' social mobility of indigenous residents and on rural growth potential and as services such as post offices, pubs and shops close as workers and potential customers are forced to move elsewhere.

Affordable housing for indigenous populations is only half of the story. Rural communities need to attract new residents in order to thrive. Key to their decision-making will be the affordability of housing. The provision also affects the provision of amenities, another key factor in deciding to move to a rural community, alongside job opportunities and transport options.

Thus, the provision of affordable homes in rural communities helps them compete for the current generation as well as prepare for the next.

6 – Arun Local and Neighbourhood Plans

The Local and Neighbourhood Plans pertaining to Arundel support the provision of affordable housing.

The Arundel Neighbourhood Plan 2014 – 2029 states that 'Arundel is developing fast in the 21st Century as a modern market town...This mix of development needs to be carefully managed, within local planning policy, to protect the town and to proceed in line with the wishes of local people.'

It includes particular demographics that support the case for affordable housing (based on that above), including:

- 155 employment benefit claimants (7% v 14% England) at 2011
- 270 people living in income deprivation (8% v 15% England) at 2010
- 60 income deprived children (11% v 22% England) at 2010
- 355 self-employed (13% v 8% England)
- 235 working from home (13% v 9% England)
- net inward migration from 2001 to 2009 in all age groups but especially aged 45-64 and aged 15-24 at 2009
- 60 lone parent households (18% v 22% England)
- 205 housing benefit claimants (13% v 15% England) at 2005
- 205 households in fuel poverty (12% v 16% England) at 2008

The Arundel Neighbourhood Plan: Submission Plan November 2013 supports this demographic profile:

- 200 social rented (12% v 19% England)
- 165 privately rented (10% v 9% England)
- 505 working age people with highest qualification (27% v 33% England) at 2010
- 295 working age people with no qualifications (17% v 13% England) at 2010
- 48% people working in managerial, professional etc. occupations (v42% England)
- 11% people working in administrative occupations (v 13% England)

It further states that the wide variety of independent retailers and service providers are a valued asset to the town and that the public sector is a reasonable scale employer, with two primary schools, a fire station, an unmanned police station and the town council all based in the town. From community consultation, Arundel's community spirit and sense of place is a key strength but that the town is socially divided into 'two halves' and local shops do not provide enough for local residents. The lack of affordable housing and of land for rural enterprise growth were key concerns.

The 15-year vision of Arundel includes the statement:

> *'...the town will have grown modestly to provide wider housing opportunities of a range of types to meet local demand and need. This will have bolstered the town's shops, services and community facilities. Over this period Arundel's reputation as an important market town, cultural centre and creative hub will grow, and the local economic base will be strengthened.'*

Thus, an objective and measure pertaining to affordable housing has been included:

> *'To plan and deliver a range of housing mix and types in locations with good access to services and facilities by foot and bus as well as car: New homes built on previously used land in the*

built up area; New homes offering permanently affordable rents to meet the needs of households in need in the parish using land adjoining the built up area.'

The Neighbourhood Plan further requires future housing, economic and community related development within the parish to be located in the town of Arundel to build and bolster its role as a resilient town community.

The housing policy aims to:

'...consolidate Arundel as a strong, vibrant and healthy community by providing housing that meets the needs of its present and future households and businesses over the next fifteen years. This level of supply will provide a range of open market homes and affordable homes to contribute to meeting local and district needs.'

The Submission Arun Local Plan 2014 – 2029 vision is of:

'By 2029, the District will be a safer, more inclusive, vibrant and attractive place to live, work and visit. Arun's residents will be healthier and better educated, with reduced inequalities between the most and least affluent.'

It includes a specific statement about Arundel, with a special mention on housing:

'Arundel will also focus on providing greater opportunities to serve local needs for shopping, employment, housing and leisure facilities in order to underpin its attraction as a tourism venue with a strong vibrant community.'

The Arun Local Plan 2011 – 2031 strategic objective for Housing Delivery is to:

'Plan and deliver a range of housing mix and types in locations with good access to employment, services and facilities to meet the District's housing requirements and the needs of Arun's residents and communities both urban and rural, ensuring that issues of affordability and the provision of appropriate levels of affordable housing are addressed while supporting the creation of integrated communities... The development strategy is not just about facilitating the provision of homes. It is about shaping places and building sustainable communities.'

The contribution from Town and Parish allocations and strategic locations for affordable housing has been assumed at 30%, and whilst it is recognised that actual delivery of affordable housing will always be site-specific, the trajectory appended to the Local Plan shows a total provision of just under 2,200 affordable dwellings over the plan period.

The housing mix is further appreciated as affecting community development. Policy H DM1, Housing mix, states:

'The Council will seek a mix of dwelling types and sizes, to include affordable housing units, that adhere to the latest Homes and Communities Agency design guidance. For developments of 10 units or more the Council shall require a balanced mix of market and affordable dwelling sizes including family sized accommodation (of three bedrooms or more), based on the most up to date SHMA recommendations.'

The operational definition of affordable housing here is: 'social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market.'

Furthermore:

> *'Affordability is a major issue in Arun due to the relationship between house prices and incomes. Studies of local housing need have revealed a high level of households unable to afford accommodation...There remain significant financial barriers to home ownership, while the level of local housing need has built up as the delivery of affordable housing has failed to keep pace with demand.'*

In September 2013, the Council's Housing Register recorded 1098 applicants on the waiting list (which includes some households already in affordable housing who require transfer as their present home is not considered suitable to their needs) and where the current supply of affordable accommodation is very limited: 'Economic conditions mean that there are more people in need of affordable homes. The Council therefore has decided to respond swiftly and decisively to help deliver the affordable housing the District needs.'

The Council adopted its housing strategy *Raise the Roof* in December 2010 which covers the period 2010-15. The strategy sets out the Council's main priorities and is designed to influence the actions of key players in the housing market and promote development that supports and facilitates economic growth and sustainable communities.

The Council's housing strategy is based on five key priorities;

1. To develop balanced and sustainable communities in the Arun District;
2. To ensure, through a range of housing options, that everyone has somewhere to live;
3. To meet the housing and support needs of vulnerable people;
4. To improve the condition and energy efficiency of the private sector housing stock; and
5. To manage, retain and improve the Council's own housing stock.

The Council's 2010 Housing Viability Study reports that there is no viability based reason why smaller sites should not make a contribution towards affordable housing.

7 – Case Points in Support of Affordable Housing

7.1 - Economic Sustainability

Enabling housing for persons employed in a parish supports the rural economy, as well as reducing work related travel and the associated vehicle emissions and it maintains and evolves the services those who live and work in rural areas on low or stretched incomes rely on.

It also offers better-paid and diverse employment opportunities. Taken as a whole, rural areas in England are more entrepreneurial and generate higher levels of business creation per head of population than all inner London. The survival rate of most new rural businesses is high, with a lower insolvency rate among rural businesses than those located in urban areas and nationally between April 2007 and December 2009.

On many indicators, on aggregate, the performance of the rural economies is comparable to performance in urban areas. However, the overall figures conceal the fact that in many rural areas average incomes for those who actually work there are much lower than the urban average and businesses of all sizes and sectors have made it clear that both housing cost and availability is negatively impacting on their ability to recruit and retain staff. However, affordable housing also reconnects economic growth strategies with poverty alleviation

initiatives: people will be able to live closer to where the jobs are, meaning local jobs can be filled by local people.

7.2 - Housing sustainability

Affordable housing provides the homes needed for those who live and work in rural areas on low incomes. They are: more sustainable (to meet the challenges of the environment, climate change and community cohesion); more attractive (to address concerns about unattractive, badly planned developments on green field and historic town sites); and more flexible (to tackle the diverse needs and the challenges of tailoring services to small rural communities spread across huge geographical areas).

To enhance social sustainability in rural communities, affordable housing development can provide smaller and consequently more affordably priced market homes which meet the needs of people with local connections, whom would not otherwise be able to live in their local area. Planning obligations that safeguard the occupation of a development for local needs in perpetuity will be used to retain a stock of housing on this basis. Affordable housing also offers the opportunity rebalance housing policy away from a pure focus on homeownership.

7.3 - Social mobility

The State of the Nation Report from the Social Mobility Commission draws attention to the UK's deep social mobility problem, housing being one of its major drivers. Affordable housing helps to reduce poverty (creating decent living standards for all) and aids social mobility (ensuring that people that reach their potential irrespective of background). A fall in social housing is also likely to lead to a rise in poverty.

The marked rise of in-work poverty in recent years shows that employment alone is not a way of out poverty for many – affordable housing is part of this solution, helping to mitigate the high costs of living beyond housing and the living standards squeeze for people trying to improve their and their family's lives. Those on limited financial means do not always benefit from economic growth – they can remain disconnected from the prosperity experienced by residents of wealthier neighbourhoods in the same area.

7.4 - Social sustainability

Affordable housing supports the provision of housing which reinforces family ties, both with a parish and other family members, enhancing the social sustainability of rural communities by strengthening community cohesion and family connections, together helping to tackle social and rural isolation. Affordable housing also attracts into rural communities young people with limited equity seeking to put down roots and form families in stable communities. Only if people in rural communities have ready access to local schools, local jobs, local shops and pubs and homes which are affordable will they and their children thrive, and will the nation meet its environmental and economic needs.

Affordable housing also offers rural communities the opportunity to instigate and complete community-led planning activities: this process helps the community to decide on local priorities and take responsibility for making things happen, working jointly with other communities where necessary and appropriate and fostering connections between voluntary, community and faith groups, social enterprises, schools, colleges, housing associations, local companies and public service providers. Thus, affordable housing in this context will be more distinctive and sensitive to local place; greener; and genuinely meeting local needs.

8 - About the author

Dr Cara Courage is a placemaking and arts academic, evaluator, curator, writer and consultant. Cara has a career working in public engagement in the build environment in broad scope, specialising in the arts as a creative and civic means of engagement and community development. Cara equally operates as much in research as practice, and is considered a global leader in the former in particular. Cara is an advocate for grassroots place activation and development and for its quantitative and qualitative evaluation.

Cara works for global cultural placemaking agency, Futurecity, and has developed cultural masterplans and implementation and delivery plans for, amongst others: Barking Riverside, LB Romford, LB Wembley, Didcot Garden Town, Boston, Melbourne and Sydney.

Cara's current research is around the metrics and evaluation of cultural placemaking activity, through her post as Research Adjunct at University of Virginia/Thriving Cities; and in rural placemaking (supported by her activity as co-founder of Academic Archers, an academic conference and community focused on BBC Radio 4's, *The Archers*).

Cara is author of *Arts in Place: The Arts, the Urban and Social Practice* (Routledge, 2017), and the co-editor of *Creative Placemaking and Beyond* (Routledge, 2018) as well as two Academic Archers books, and is a member of the Placemaking Leadership Council, Fellow of the RSA and Academician of Academy of Urbanism, and member of Royal Geographic Society and American Association of Geographers.

A Planning and Statistical case for affordable housing in Arundel

The document below outlines the planning context for Arundel and the demographic housing and employment statistical information for Arundel.

It paints a picture of a planning context locally, regionally and nationally that recognises the need of and stipulates the provision for affordable or subsidised housing for key workers and/or those on low incomes (a high correlation between the two) in Arundel.

It also recognises Arundel as a town constrained by its major demographic trends of an aging workface and the outward migration of its young people. A stated reason for this outward migration is the lack of affordable housing, with a substantive percentage of the population of the town priced out of both the purchase and rental housing market.

There is strongly articulated need in Arundel by its residents for affordable housing of mixed tenure, to enable a first step on the housing ladder and for families to grow, as well as for people to remain close to family, places of employment and to where they grew up.

Sections 1-6 below highlight pertinent aspects of planning policy and present the statistical case for affordable housing. Each section has a 'Making the case' sub-section that underlines the affordable housing case – these are also presented immediately below for ease of reference. Special attention should also be paid to Section 3, the Arundel Housing Needs Survey, of which all evidence supports the need for affordable housing in the town.

Arundel Local Plan 2003

Policy GEN5

> Making the case:
> The Council aims to create a sustainable housing tenure condition, informed by further polices (see below).

Policy AREA22

> Making the case:
> There is a need for residential properties in Arundel, for the social and economic benefit of the town.

Policy DEV17

> Making the case:
> The Local Plan recognises a need for affordable housing and stipulates developments meet this in response to local conditions, within or without its development site, and a minimum 30% affordable housing provision; affordable housing is both social and low market rate housing, and offered in perpetuity; at the time of adaption, over 63% of Arundel families could not afford suitable housing and 880 on the Housing Register, an evident need of c1500 affordable houses.

West Sussex Planning Structure 2001-16

Housing provision Policy NE2

MAKING THE CASE:
There is a need to maintain the number of affordable dwellings; there is a need for a mix of tenure of dwellings, to maintain a community mix and foster social cohesion, and to meet specific needs to house families and low-income workers.

Policy NE3

MAKING THE CASE:
Housing is needed for key workers priced out of the housing market; national and regional planning policy advocates that everyone should have the opportunity for a suitable home; in West Sussex there is a need for housing developments to build for local need, especially for small households; there is a housing gap created by the outstripping of houses prices to wages, and this is impacting staff recruitment and retention; there is a need for housing to rent or buy at below market rents; residential development should include 30-40% affordable housing, and this may be higher in rural areas; subsidised housing should include provision for key workers; subsided housing provision should be informed by Local Housing Needs Assessments; affordable housing should be a consideration on all developments, including the smallest; housing developments should be on previously-developed sites.

Housing Needs Survey Report

MAKING THE CASE:
There is support for affordable housing in Arundel amongst its residents; there is antipathy toward market rate developments in Arundel amongst its residents; over half of those in housing need have a need to move house in the next 2 years, with a preference for a house and to either rent or buy; the majority of those in housing need cannot afford an entry level house on the Arundel open market, or earn below the required to rent on the open market (see Sections 5 and 6 below).

Demographics

MAKING THE CASE:
The aging population of Arundel is being compounded by the numbers of young people moving out of the area.

Housing

MAKING THE CASE:
The average UK income is £26, 835 gross, below what is required to buy or rent in Arundel; there are low levels of housing for public sector renting.

Employment

MAKING THE CASE:
The substantive majority of the Arundel population is in low paid employment and/or qualify as key workers.

1 - Arundel Local Plan 2003

1.1 - POLICY GEN5 Provision of New Residential Development

The Plan makes provision for 8,700 new dwellings to be built within the District during the period covered by the Plan (1996 - 2011).

Reason

To meet the needs of the District in accordance with Government requirements relating to the number of dwellings to be provided in the District in a manner which meets the Council's aims for sustainable development.

Planning for Housing Provision

1.16 The Council is legally obliged to state the number of new dwellings that it intends to plan for in the District during the Plan period. This figure derives from requirements set out in Regional Planning Guidance and Structure Plans prepared by the Government and West Sussex County Council (WSCC) respectively.

1.17 The relevant Regional Planning Guidance for this Plan is RPG9 which was published by the Government in March 2001 and covers the period up to 2016.

1.18 The Local Plan period is 1996 - 2011 which covers part of the RPG9 period and the Plan periods of two Structure Plans prepared by WSCC, the West Sussex County Structure Plan formally adopted in 1993 (Plan period 1989 - 2006) and the emerging (but more up-to-date) West Sussex County Structure Plan 2001 - 2016 Deposit Draft. Therefore, the total provision figure of 8,700 dwellings set out in Policy GEN5 is not derived directly from a specified requirement figure for the District in any of these plans and, by necessity, represents an up-to-date interpretation of the figures in those plans for the plan period relevant to the Local Plan.

Making the case:
The Council aims to create a sustainable housing tenure condition, informed by further polices (see below).

1.2 - POLICY AREA22 Loss of Residential Units

Proposals for the change of use of existing residential properties in the Principal Shopping Areas will be resisted, except for a change to retail (Use Class A1).

Reason

To maintain the variety of uses which contribute to the vitality of the principal shopping areas and retain the existing stock of residential properties.

Making the case:
There is a need for residential properties in Arundel, for the social and economic benefit of the town.

1.3 - POLICY DEV17 AFFORDABLE HOUSING

Within allocated and unidentified housing developments of 25 or more dwellings or residential sites of 0.8 hectare or more, irrespective of the number of dwellings, the Local Planning Authority will seek to secure the provision of affordable housing.

The appropriate level and type of provision will be dependent upon identified local housing need, character of the area, suitability of the site and market conditions at the time of the submission of the relevant planning application.

Where sites are considered suitable for affordable housing but other factors demonstrate that on-site provision is not appropriate, the Local Planning Authority will seek direct provision on another site or, in exceptional circumstances, accept a payment in lieu of provision.

For the purposes of the Local Plan, affordable housing comprises both social and low cost market housing. The provisions made for social housing should ensure that appropriate arrangements are in place to ensure that it is provided, in perpetuity, to those in housing need in the District. This will usually be in conjunction with a Registered Social Landlord. The Local Planning Authority will use either planning conditions or obligations to ensure provision of the agreed social housing element as part of the overall development.

The provisions made for low cost market housing should ensure that it will be available to people who cannot afford to rent or buy houses generally available on the open market.

Reason

To meet the needs of the District for affordable housing.

Explanation

3.21 Planning Policy Guidance Note 3 Housing, states that "a community's need for a mix of housing types, including affordable housing is a material planning consideration". Affordable housing comprises both low cost market and social housing. The provision of low cost market housing should be of a size, type and accommodation likely to ensure that it will be available to purchase or rent on the open market at a price or rent lower than prices or rents prevailing in the immediate locality. The exact price or rent of the low cost market housing will be determined on a site-by-site basis through negotiations between developers and the Local Planning Authority, having regard to site conditions, prevailing property prices and rents in the surrounding locality and local income levels. Social housing is generally a form of housing for those unable to house themselves without some sort of subsidy, it includes both social rented and shared ownership housing, if appropriate. Definitions of affordable, low cost market and social housing are contained in the Glossary in Appendix 1.

3.22 The Council has recently published its second Housing Needs Survey (1999) which was undertaken by Sussex Rural Community Council. Copies are available from the District Council. The Housing Needs Survey (Tables 1a-1f) indicates that 63% of the family groups within Arun cannot afford suitable accommodation.

3.23 Based on the Housing Needs Survey and the Council's Housing Register, there is a need for approaching 1,500 new affordable units. This would equate to nearly 250 units a year for the period up to 2006. The Housing Needs Survey and the Housing Register are a snapshot of need at the time the analysis was undertaken and a new Housing Needs Survey will be produced during 2005/2006.

3.24 Although the Survey is an indication of need, when a planning application for development is received, the Housing Register provides an up-to-date assessment of the level of affordable housing required on a site. As at 31st July 2001, the Housing Register stood at nearly 880 applicants with over 420 applicants on the

transfer list awaiting more suitable accommodation. In order to reduce the register to a level where waiting times are reasonable, the District Council considers that in the region of 500 units are required over six years (2000-2006) in addition to the 45 units per annum which might be expected to come forward under current annual rates of provision. This gives a target figure for the District as a whole of 770 units within the period 2000-2006. As acceptance onto the Housing Register is by fulfilling strict criteria, it can be assumed that many in housing need, e.g. single young people, will be excluded. The Housing Register is not, therefore, a complete picture of need.

3.25 The precise number, mix and size of units will be dependent on negotiations. As a starting point, a figure of 30% affordable housing will generally be sought on all suitable sites. However, when seeking to negotiate the proportion of affordable housing on a site, the District Council will take into account local housing need, site and market conditions and the character of the area at the time of submission of the relevant planning application. Developers will need to demonstrate to the District Council how they intend to address the policy.

3.26 In the exceptional circumstances that a particular site is suitable for affordable housing but other factors demonstrate that on-site provision is not appropriate, payment of a commuted sum to enable provision of affordable housing elsewhere in the District will be required. The suitability of a site for affordable housing will be determined having regard to the factors outlined in Circular 6/98 - 'Planning and Affordable Housing', paragraph 10. Exceptional circumstances will not include claims that the affordable housing may affect the marketability of adjacent general market demand housing.

3.27 Other policies which may enable the provision of affordable housing include those relating to Conversions of Existing Buildings to Form a Number of Residential Units (DEV23) and Reuse of Redundant Floorspace (AREA21)

MAKING THE CASE:
The Local Plan recognises a need for affordable housing and stipulates developments meet this in response to local conditions, within or without its development site, and a minimum 30% affordable housing provision; affordable housing is both social and low market rate housing, and offered in perpetuity; at the time of adaption, over 63% of Arundel families could not afford suitable housing and 880 on the Housing Register, an evident need of c1500 affordable houses.

2 - WEST SUSSEX STRUCTURE PLAN 2001-16

2.1 - HOUSING PROVISION POLICY NE2

(a) Residential development should be permitted provided that the new dwellings are of sizes, types and tenures suited to the varied needs of local households.

In order to maintain the supply of dwellings and to minimise the need to develop greenfield sites, any development which will lead to the net loss of existing dwellings should not be permitted especially dwellings which are suitable for people not easily able to compete in the existing housing market.

(b) Local plans will include policies to:

(1) secure an appropriate mix of dwelling sizes, types and tenures in new residential development in different locations taking into account the need:

(i) for dwellings suitable for the projected large increase in West Sussex of small households (such as single persons, small families and the elderly);

(ii) for low-cost housing, aimed at the lower-end of the market;

(iii) of specific groups including the elderly, people with disabilities, and ethnic minorities; and

(iv) through the design and distribution of dwellings, to avoid physical distinctions between social groups and avoid the creation of large areas of housing of similar characteristics;

(2) maintain and increase the supply of dwellings by:

(i) permitting proposals which involve no net loss of existing dwellings, subject to the other policies of this Plan; and

(ii) allocating land and permitting new residential development to meet the requirement in Policy NE1 in accordance with Policies LOC1 and Policy NE4; and meet the proven needs of specific groups, such as agricultural workers, which will not otherwise be met.

MAKING THE CASE:
There is a need to maintain the number of affordable dwellings; there is a need for a mix of tenure of dwellings, to maintain a community mix and foster social cohesion, and to meet specific needs to house families and low-income workers.

2.3 - POLICY NE3

(a) Residential developments (and, where appropriate, other forms of development) of more than a locally-defined size should be permitted provided that they include a proportion of dwelling sizes and types to meet the proven needs of people (including key workers) who are not able to compete in the general housing market.

121. The intention of national and regional planning policy is that everyone should have the opportunity of a decent home. Within West Sussex, there is concern that new housing developments have not always provided the kind of homes that are needed. Therefore, new development should provide for a mix of housing sizes, types and tenures to meet the varied needs of our communities. The same applies to the renewal of planning permission for previously-approved residential development.

122. For example, projections confirm that the majority of the increase in the number of households over the next 15 years or so is likely to be of one and two person households. Therefore, there is a need for homes suitable for small households.

123. In addition, over a long period the ratio between house prices and incomes has been amongst the highest for any county in the land. As a result, in both town and country, many households are not able to afford to buy a home on the open market. Many public and private sector employers are finding it increasingly difficult to recruit and retain key staff, partly because of high house prices. This situation is likely to continue into the future.

124. The indications are that a substantial proportion of the new housing should be 'affordable', that is, housing which is subsidised in some way so that it is available in perpetuity at below market cost or rent. The term 'subsidised housing' used in this Plan refers to housing subsidised, either in relation to the rent level or to

the purchase price, for people unable to rent or buy on the open housing market. This differs from the Government's definition of 'affordable housing' which also includes low-cost open market housing.

125. The aim generally should be for residential development to include a proportion of subsidised housing in the order of 30-40% of the total dwellings. This indicative level of provision takes account of the past rates of provision in the County, almost 20% between 1991 and 2001, and the 'masked' level of provision achieved through shared ownership and low-cost homes. It also takes account of the likely increasing disparity between affordability and house prices due to rising house prices and the need for the County to contribute towards the levels of affordable housing provision identified in RPG9 (46-49% of all housing completions). The actual figure which needs to be achieved will vary from place to place and over time. In particular, it may well be higher in some rural areas. The subsidised housing should include units for key workers, for example, some public sector workers such as teachers and nurses and other employees who are essential to the local economy although the definition of 'key workers' will vary depending upon local circumstances.

126. The district planning authorities will need to undertake Local Housing Needs Assessments to identify and justify the need for subsidised housing (to be defined by the district planning authorities) and set appropriate targets in local plans for subsidised housing to meet local need. As outlined in Paragraph 125, where required, the local plans will need to define the use of the term 'key workers' as applicable to their areas. They should consider the appropriate size of housing developments which should contribute to the provision of subsidised housing. In small villages and subject to evidence of need and financial viability, the provision of a new subsidised dwelling or dwellings may be secured on even the smallest sites. The possibility of securing contributions towards subsidised housing from commercial development should also be considered.

129. In aiming to meet these varied needs, the emphasis should be to provide for new homes through the reuse of previously developed land, and to minimise the amount of development on greenfield land. This should include encouraging the retention and improvement of the existing housing stock along with the reuse of vacant, redundant, and under-used buildings and sites. Therefore this policy offers encouragement, subject to other policies in the Plan, to proposals for redevelopment, conversion or change of use which involve a net increase in, or at least no net loss of, the number of existing homes on a site.

MAKING THE CASE:
Housing is needed for key workers priced out of the housing market; national and regional planning policy advocates that everyone should have the opportunity for a suitable home; in West Sussex there is a need for housing developments to build for local need, especially for small households; there is a housing gap created by the outstripping of houses prices to wages, and this is impacting staff recruitment and retention; there is a need for housing to rent or buy at below market rents; residential development should include 30-40% affordable housing, and this may be higher in rural areas; subsidised housing should include provision for key workers; subsided housing provision should be informed by Local Housing Needs Assessments; affordable housing should be a consideration on all developments, including the smallest; housing developments should be on previously-developed sites.

3 - Housing Needs Survey Report

November 2012

The trends outlined the Housing Needs Survey Report above support a case for affordable housing in Arundel:

- 61.21% of respondents would support an affordable housing development for local people if there were a proven need
- 6, 179 respondents (54.24%) said that they would not support a market housing development
- 13.031% of respondents knew of a household that would need to leave the parish in pursuit of affordable housing
- 10.00% of respondents knew of a household that would need to leave the parish in pursuit of open-market housing
- 43 respondents said that a household member will need to move in pursuit of affordable housing. 27 said it was needed within 5 years (8.18%) and 16 said they needed to move in 5 or more years (4.85%).

Of the respondents (total, 37) in need of affordable housing:

- 28 currently live in Arundel (75.68% of all in need respondents)
- 11 currently work in Arundel (29.73% of all in need respondents)
- 16 have relatives in Arundel (43.24% of all in need respondents)
- 7 have previously lived in Arundel (18.92% of all in need respondents)
- 24 were renting privately (64.86%)
- 8 were living with parents (21.62%)
- 2 rent from a local authority (5.41%)
- 1 was renting from a housing association (2.70%)
- 1 lived in tied accommodation (2.70%)
- 1 owns it with a mortgage (2.70%)

A total of 19 (51.35%) of the respondents in housing need stated that they would need to move within 2 years, 14 respondents (37.84%) highlighted a need to move between 2 and 5 years from now, whilst 3 (8.11%) respondents made clear that they would need to move in 5 or more years from now.

A total of 7 respondents (18.92%) with a local connection who indicated a housing need are currently on the Local Authority or Housing Association housing register.

When asked why the household needed to move, 11 respondents said it was to set up an independent home, 9 respondents needed a cheaper home, 4 need a secure home, 2 need to be closer to employer.

18 of the 37 households in need of affordable housing indicated a preference to rent from a Housing Association (48.65%), 12 wanted to purchase a property on the open market (32.43%), whilst 5 were seeking a shared-ownership property (13.51%) and 2 wished to rent from a private landlord (5.41%).

A total of 23 out of 37 respondents indicated a preference for a house (62.16%), 12 out of 37 for a bungalow (32.43%), with 18 out of 37 respondents indicating a preference for a flat/maisonette/apartment (48.65%) and 2 out of 37 respondents indicated a preference for sheltered accommodation (5.41%).

To enable an accurate calculation of the number of people that are in housing need and cannot afford to either purchase or rent on the open market, respondents were asked for their gross annual income and the amount of savings they have. Those respondents who have the highest income were still below the figure determined to be able to afford a property in Arundel. The most common annual incomes are the less than £9,999 and £10,000 - £17,999 categories. 24 (64.86%) households have an income below £24,999 per annum which is the lowest level income that would be considered for shared ownership housing. 13 (35.14%) households have an income of over £24,999. Of these, only 2 households had an income over £40,000.

12 households out of the 37 that were in housing need had no savings (32.43%), 5 households had savings below £3,000 (13.51%), 5 households had savings between £3,001 and £5,000 (13.51%), whilst 4 households had savings between £5,001 and £10,000 (10.81%). Only 1 household had savings in excess of £10,000 (2.70%).

The composition of households in need were:

- A family with children, 11, 29.73%
- Single adult (18+), 14, 37.84%
- An adult couple, 6, 16.22%
- A single elderly person, 4, 10.81%
- An elderly couple, 2, 5.41%

MAKING THE CASE:
There is support for affordable housing in Arundel amongst its residents; there is antipathy toward market rate developments in Arundel amongst its residents; over half of those in housing need have a need to move house in the next 2 years, with a preference for a house and to either rent or buy; the majority of those in housing need cannot afford an entry level house on the Arundel open market, or earn below the required to rent on the open market (see Sections 5 and 6 below).

4 - DEMOGRAPHICS

- In the 2011 census the population of Arundel was 4,298 and is made up of approximately 52% females and 48% males.
- The average age of people in Arundel is 47, while the median age is higher at 50.
- West Sussex has a considerably older age profile compared to England with higher proportion of over 65s and relatively fewer residents aged 15-39.
- Arun is determined by the Office of National Statics as an area constrained by its circumstances – that of older workers and the outward migration of its young people.

MAKING THE CASE:
The aging population of Arundel is being compounded by the numbers of young people moving out of the area.

5 - Housing

- The predominant tenure in Arundel parish is owner-occupied housing (72.1%), with rates slightly lower than the rest of Arun District (79.6%) but slightly higher than the rest of the UK (70%).
- The parish has lower levels of both public sector rental housing than the rest of the UK but slightly higher levels than the rest of Arun District.
- The level of public sector rentable properties (15.8%) is higher than both that of the UK (10%) and that of the remainder of Arun District (11.3%).
- The average median house price in Arundel is £299, 998.

The lowest income required to purchase an average price flat in the District would be £40,032 (2012 figures from the Land Registry).

Average House Prices in the District (by type) and Housing Type Average Price Income Required:

- All Housing: £264,372 average price; £67,981 average income required.
- Detached: £379,322 average price; £97,517 average income required.
- Semi-Detached: £216,324 average price; £55,626 average income required.
- Terraced: £200,033 average price; £51,437 average income required.
- Flat: £155,680 average price; £40,032 average income required.

Property prices in the Parish

From Rightmove.co.uk search undertaken in December 2012, the household income required to afford to purchase an entry level home was £35,987 for a one bedroom flat.

Property Type Location Lowest Price Income Required:

- 1 bed flat Arundel: £139,950 average price; £35,987 average income.
- 2 bed flat Arundel: £179,950 average price; £46,272 average income.
- 2 bed terraced house Arundel: £219,950 average price; £56,558 income.
- 3 bed semi-detached house Arundel: £290,000 average price; £74,571 average income.
- 4 bed terraced house Arundel: £324,950 average price; £83,558 average income.
- 5 bed town house Arundel: £325,000 average price; £83,571 average income.

From this search below undertaken in December 2012 and based on current property prices, the household income required to afford to rent an entry level home was £31,200 for a one bedroom flat.

Property Type Location Lowest Price Income required:

- 1 bed flat Arundel: £650 average price; £31,200 average income.
- 2 bed flat Arundel: £795 average price; £38,160 average income.
- 3 bed detached house Arundel: £975 average price; £46,800 average income.
- 3 bed terraced house Arundel: £1,150 average price; £55,200 average income.
- 4 bed terraced house Arundel: £1,490 average price; £71,520 average income.

MAKING THE CASE:
The average UK income is £26, 835 gross, below what is required to buy or rent in Arundel; there are low levels of housing for public sector renting.

6 - EMPLOYMENT

The top occupations listed by people in Arundel are:

- Professional 19.5%
- Managers, directors and senior officials 18.5%
- Associate professional and technical 12.9%
- Skilled trades 12.8%
- Corporate managers and directors 10.3%
- Administrative and secretarial 9.2%
- Elementary 9.0%
- Caring, leisure and other service 8.4%
- Other managers and proprietors 8.2%
- Elementary administration and service 7.3%.

The majority of people in Arundel are social grade C1, lower middle class (supervisory or clerical and junior managerial, administrative or professional) (32.02%); DE (working class or non-working, semi-skilled and unskilled manual workers or Casual or lowest grade workers, pensioners, and others who depend on the welfare state for their income respectively) (24.75%); and C, skilled working class (skilled manual workers) (23.75%). Only 19.50% is AB (upper middle class or middle class (higher managerial, administrative or professional or intermediate managerial, administrative or professional respectively.

The majority of Aru workers are lower managerial, administrative and professional, and substantive numbers intermediate, self-employed and in semi-routine work

The average full-time salary (gross) is £587.60 and 9.2% of Arundel workers are in the public sector.

11.9% pf Arun residents claim a benefit – 2.2% Job Seekers Allowance, 2.4% incapacity benefits.

MAKING THE CASE:
The substantive majority of the Arundel population is in low paid employment and/or qualify as key workers.

AHA! Affordable Housing In Arundel.

Affordable Housing:

Analysis of the Viability Report Submitted by the developers.

Background:

The developers instructed Quest Surveyors of Poole to undertake a Viability Report which was issued on 29th July 2017.

For the benefit of the reader, It seems it is in the developers interest to demonstrate:

a) the highest possible purchase price;
b) the highest possible construction cost;
c) the highest development costs ; and,
d) the lowest possible sales prices.

In that event, the developer can demonstrate that it is not viable to provide affordable housing on the site and /or minimize any contribution it makes to affordable housing off site. The Viability Report commissioned by the developers must therefore be viewed with considerable skepticism.

AHA! has read the report, spoken to the affordable housing officer at Arun , Mr A. Elder, and makes the following objections regarding the validity and accuracy of the report:

Page 1.

1. the report is stated as being *"confidential"*. On the basis the document is a public document, Quest should be asked to explain why it is "confidential". The inference is that the Report cannot be disclosed or used for any purposes including but not limited to cross examination during public enquiry for example. The documents should be made available.

Page 2.

2. The report states " *viability in the context of this guidance note should be distinguished from providing valuations as defined by the RICS Valuation – Professional Standard 2014 (Red Book)".* The Red Book is the standard for all established property valuations . To not adhere to its code is to infer that the valuation process has not been undertaken properly so the comparables , site valuation and residual calculations may all be meaningless.

Page 4.

3. para 1.i. confirms that Quest were specifically instructed to prove an "*off site capital contribution*" towards affordable housing is suitable but have not been instructed to advise on the viability of providing on site affordable housing. The Local Authority policy requires in order of

priority: on-site affordable housing ; then off-site affordable housing; then off site capital contribution. The viability Report fails to address priority options and therefore appears in breach of Local Plan policy.

4. *para 2:* the valuation was instructed to establish *a "Benchmark Value at which an owner is deemed to consider releasing the site for devleopment'.* What is required is knowledge of the actual price. The developers planning director has told AHA! that the property is held pursuant to an Option Agreement which is registered in the form of a Unilateral Notice at HMLR. The Directors, company secretary and shareholders (both beneficial and non beneficial) should be required to provide evidence in the form of a sworn affidavit confirming the actual purchase price to avoid any ambiguity. The purchase price will be published at HM Land Registry within one month of the completion of the purchase and within their annual accounts so there is no legitimate reason for the developers to withhold that information now.
5. *Para 2: "the industrial and commercial element....would be considered unsuitable for re use providing inefficient space for a commercial operation".* This is demonstrably incorrect. Blastreat have occupied the premises for decades and their last published accounts show healthy profits.
6. *Para 2: "we do not believe that land and premises have been previously marketed".* This is demonstrably incorrect. In respect of Greenhurst, we attach to this section of the bundle the sales details of Greenhurst in the sum of £450,000. From discussions with local agents we believe it reduced to around £360,000 in 2004 but eventually sold for £500,000 in May 2005 on the basis of somewhat misconceived development potential that has never materialized. Since then the house and gardens have been left vacant and have deteriorated inferring it might be worth less than £360,000 now. In respect of Blastreat, AHA! has anecdotal evidence form local land agents that the site of Blastreat was being marketed for sale as a development site. It is not understood how else the developers were introduced to the site unless they found it off market. This argument is however contradicted by the Viability Report page 11 of 21 which states that an agency fee is due on the purchase price. In other words a land agent was retained by the developers. If this is correct we require a set of the sale particulars and evidence of the marketing price from that agent.
7. In terms of valuation, it seems that:
   a) numerous attempt to get planning permission on Greenhurst have been made and it has repeatedly failed In part because a Safe Dry Access could not be achieved when egressing the site on foot during a 1 in 200 flood event. Therefore Greenhurst was and remains incapable of being developed in isolation;
   b) it sits between around 1m below highway level and lower than Blastreat so it floods in winter;
   c) it is between a BT telephone exchange building and a light industrial paint shop.

   It is for that reasons that it has remained empty, and unsold for around 15 years. It therefore follows that the owner of Blastreat or a developer with an Option Agreement over Blastreat would be able to

dilapidations are due form the tenant (Blastreat) to the landlord (Mr. Peter Jones of Barnham). In the event that the owner is receiving substantial dilapidations from an outgoing tenant , he would presumably be willing to sell the site for a lower sum. To assess the true site value, we require site of the dilapidation schedule and settlement figure. This point is also reaffirmed by the Viability Report that provides for a provisional sum for removal of asbestos.

m) Page 11: we are unclear why the construction costs are stated to be £1,614 per sqm on page 11 but on page 8 they were stated as being £1,400. This requires clarification please.

n) It is notable that all the development costs appear inflated. For example: what are external works (394k); what is marketing (661k) in addition to estates agents (330k); and, again interest costs at an alarmingly high 7% .

o) Page 12 para 15 : "*The viability appraisal ....has been undertaken using the latest published RICS guidance*". It should be noted again however that it has not been undertaken using the Red Book valuation process and we believe a full independent assessment of the comparables should be undertaken using the Red Book .

Statement:

It seems without the information being properly disclosed and the Viability Report corrected or explained where necessary, statutory consultees, the public nor any other decision makers in respect of this application can be in a position to properly assess it and for this reason the application should be refused until satisfactory evidence is produced.

[redacted]

Dear Adrian,

You have asked me to give you details about the demand and supply of retirement housing in arundel.

I have worked as an estate agent in arundel for some 20 years so I believe I have a very detailed knowledge of the retirement blocks and many of the retirement apartments.

Whilst as a company We are always pleased to take on any new instructions , I can say that in recent years the retirement flats have proved harder to sell not only for me but for all the agents around town.

The evidence is clear:

Several flats in Caen stone court are currently on the market: one from May 2015!

At any one time there are virtually always about 3 - 5 flats available in Martlets Court;

And although the one bedroom apartments in the Causeway rarely become available they are very hard to sell and again take several years to sell.

I can certainly say that the market is completely saturated . Ie the supply is greater than the demand. The generation of people retiring today are not the generation of 15 years ago. They are an active generation travelling the world, fit and able downsizing from a larger property and don't want to retirement living. We need more 2/3 bedroom luxury apartments or town houses with parking. There is a huge demand and shortage of this type of property within the town.

I understand you have spoken to the other agents in Arundel and they have reported similar findings.

I trust this is useful information.

Kind regards.

Susan

Susan Flatley
Partner | Sims Williams LLP

8a High Street
Arundel
BN18 9AB

PEGASUS
PROPERTIES

Pegasus Properties, 31 High Street, Arundel, West Sussex BN18 9AD
[redacted]

Thursday 31st August 2017

Mr Adrian Burrows
2 Fitzalan Road
Arundel
West Sussex
BN18 9JG

Dear Adrian

RE: Affordable Housing in Arundel

You have asked me to comment on the demand for retirement flats in Arundel.

I have worked as an estate agent in both Jackson-Stops & Staff and now Pegagus Properties in Arundel and can confirm that in my experience:

1. There is very limited demand for retirement flats.
2. The existing blocks always have vacancies.
3. The retirement flats are marketed at below open market value.
4. I rarely get instructed or take them on because they are notoriously difficult to sell.
5. I am acutely aware that there is a significant shortage of family housing in the town, and we are always short of those and can sell them easily.

I trust this is of help.

[redacted]
Senior Partner
[redacted]

[redacted]

Begin forwarded message:

[redacted]

Dear Adrian

I write following your request for information and my views as a professional Estate Agent in the town on the proposed retirement development in Fitzalan Road.

Background

I have been an Estate Agent for 17 years, and the Owner of Clarkes Estates, a dual office Estate Agency company with offices in Arundel and Bognor for 12 years. I am a member of the NAEA and ARLA which are accredited bodies that set the bench marks of good practice for Estate Agents and Letting Agency. The Arundel office is located on the ground floor of Martlets Court; a retirement building in Arundel.

I therefore consider that I am well placed to assess the supply and demand of retirement housing in Arundel.

Supply

There are a number of existing, purpose built retirement blocks in Arundel including Martlets Court (50 units), Caen stone Court (19 units,) and Causeway Court (circa 10 units). I have personally handled sales in all of the previous buildings. There are other retirement homes at Warwick Court, and there are further developments such as Batworth Park that are not actually limited to retirement only occupiers, but are directly aimed at the older retired generation.

Demand

Being located directly in Martlets Court, and being the closest physical agent to Caen Stone Court it is unsurprising that the Clarkes office handles a large number of these apartments. I can say with some certainty that these units are challenging to sell and often remain empty and unsold for long periods of time. Observation shows that this is sometimes measured in years rather than months. A number of owners (usually managing the unit for a family member that is now in professional in care) have suffered financial losses because the unit has failed to sell and they have elected to rent them in order to assist in offsetting the costs of ownership.

The only exception, are the few units that have direct river views in Martlets Court. I can observe that there are usually at least 2-3 units for sale in both buildings at any one time. The value of these retirement units is correspondingly lower than a typical example of a similar unrestricted unit and this is in my estimation, in the region of around 30% - a clear sign of demand for retirement homes being substantially less than unrestricted homes.

My Conclusions

The site in Fitzalan Road is currently a poor industrial estate with an unattractive and dilapidated property (and garden) that lies adjacent to it. It is an eyesore. It would in my view

be much improved by being re-developed into modern housing. The technical challenges to overcome the flood risk will I suspect be considerable and the development cost will probably be high. This will reflect in the sale prices of those units.

I do not think that Arundel will benefit by adding a large number of (over-priced) age restricted homes into a market that already has a plentiful supply. I do though believe that there is significant demand for quality mid-value apartment accommodation that is properly serviced with adequate parking facilities to support modern life and transport. (Fitz Alan Road is already overcrowded with cars being parked on grass verges and traffic squeezing through the pinch point it creates).

If such accommodation is fitted with a lift, it will still be attractive to retiree's and will therefore benefit everyone. Retired folk can live there if they choose, and so can everyone else. Parking issues are not compounded, the residents will have an improved outlook, Arundel town has more people to use its business, and the developer profits from his trade.

I cannot see any reason to not develop the site, but there is no reason that has merit for restricting that development to a compulsory, specific occupier who is retired.

Paul Clarke MNAEA MARLA
Director
Clarkes Estates

[redacted]



Clarkes is a trading name of: Clarkes Residential Estate Agents Limited, Registered in England and Wales.
No. 0544145 and Southdown Letting and Management Limited, Registered in England and Wales No.
0570819 and Clarkes Arundel Limited, Registered in England and Wales No. 05540238.

Arundel people unable to afford to live in Arundel. — sourced via facebook during Aug 17.

Deana Short
I grew up in Arundel and various family members were born in the town. I rented a property 8 year ago now in the town but had to move out due to the shear cost of renting/buying in Arundel. I would love to live there again as both my children go to school in Arundel but it is far too expensive.

Chris Lamb would you like your kids to be able to live in the town they were born in or just encourage more elderly to move into the area? The only way for them to stay in the town is to build for their future! Get houses built that have restrictions on to who can buy or rent....

Suzie Spears
I would like to point out that The Arundel I grew up in and my Parents and Grandparents was a wonderful place to live where people respected each other. Where rich people lived, worked and socialised together. Many of the rich folk employed the poor folk and there was mutual support. Its due to people from London purchasing property as second homes raising the prices of ordinary affordable houses that we were forced to move out.

I grew up in a Priory Road Council house. My neighbours were Doctors, Solicitors, Bankers, Naval officers, School Teachers. I played with their children. Not one single person ever made me feel like I was any different from them.

Arundel will never be the same but hopefully there will be an Arundel where future generations can afford to continue living in their community if they so wish.

Jamie De Lucia
I grew up in Arundel, still work in Arundel, my parents live in Arundel. When I left home, I was fortunate enough to be able to buy a house, but couldn't afford anything in Arundel. Ended up buying in Angmering. We have now moved to Ford, but I think that's as close to the town as we are going to get.

Julie Williams
Sammy' your grandad built the houses in Pearson Road and Canada Road. He was born here. (as were his parent) Why should we be forced to move out of Arundel? The Council should build houses for Arundel people.

Hannah Tomlinson
My parents live in Burpham so I had no chance of buying there! We live in Arundel and I love it but our house is too small. (3 bed with 3 kids) We can't afford a 4-bedroom house in town so next year will probably be moving to Clymping. I don't want to leave the Arundel but unfortunately that's how it is

Marion Grant
In the past, there was a lot of council housing in Arundel which was sold off. If more was built and applicants had to have a local connection it would help a lot of young families stay in the town.

Bob Hart
I certainly couldn't afford to live in the town 20 years ago. Half my life now has been spent living elsewhere and when I do visit there are very few faces that I recognise any more. Most of my relatives from Arundel have since passed away now but it would have been nice for me to have been able to remain in the town.

Greenhurst, Fitzalan Road, Arundel, West Sussex, BN18 9JP

Guide Price £450,000 Freehold

The Property

A detached four bedroom family home set in a large versatile plot within walking distance of the historic town of Arundel. The property is set back from the road with a detached garage and parking for several vehicles. The ground floor offers a large entrance hall with the sitting room and separate dining room, both looking out over the lawned gardens and doors opening onto them from the dining room. There is also a kitchen with adjoining walk-in larder and boiler room to the ground floor. The first floor has a large galleried landing giving access to the loft storage, four bedrooms, bathroom and separate WC. The part walled gardens and potential to extend the property (subject to relevant planning consents) make Greenhurst a very unique and desirable home.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- 4 Bedrooms
- Bathroom
- Separate WC
- Detached Garage
- Gardens

The Location

The delightful town centre of Arundel has a wealth of artisan shops and bistros, and is dominated by the Castle of the Duke of Norfolk. The tidal River Arun flows to the coast and other attractions nearby include the Wild Fowl & Wetlands Centre, the Lido, the beaches to the south and the South Downs National Park to the north.

There is a mainline railway station at Arundel serving London Victoria in around 1hr 30 minutes.

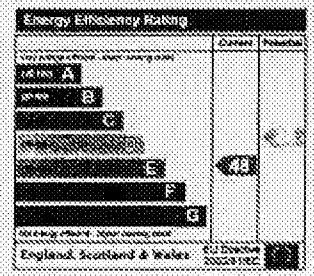
Town Centre 400 yards Brighton 24 miles
London 63 miles

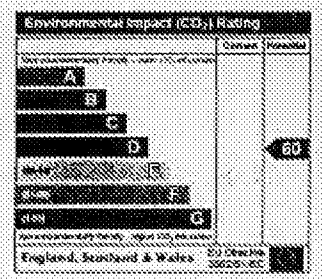
Property Information

Postcode: BN18 9JP
Services: Mains water, electricity and drainage.
Local Authority: Arun District Council, Littlehampton
Viewing: Only by appointment with Jackson-Stops & Staff. Tel: 01903 885886

Directions (Postcode: BN18 9JP)

From our office in central Arundel proceed south over the river passing the Co-Operative on your right hand side. Turn right into Queens Lane and follow the road bearing left into Fitzalan Road where Greenhurst will be found on the left hand side.





A detached four bedroom family home set in a large versatile plot within walking distance of the historic town of Arundel.

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 16 AUG 2017 AT 14:25:36. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE OR SHE SUFFERS LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN HM LAND REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, DURHAM OFFICE.

TITLE NUMBER: WSX291883

There is no application or official search pending against this title.

A: Property Register

This register describes the land and estate comprised in the title.

WEST SUSSEX : ARUN

1 (22.08.2005) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Greenhurst, Fitzalan Road, Arundel (BN18 9JP).

2 (22.08.2005) The land has the benefit of the rights granted by but is subject as mentioned in a Conveyance of the land in this title dated 1 August 1972 made between (1) The Most Noble Bernard Marmaduke Duke of Norfolk (Vendor) and (2) Clive Douglas and Eileen Elizabeth Douglas (Purchasers) in the following terms:-

"AND TOGETHER WITH and subject to all such rights easements and quasi easements (if any) as are now enjoyed by the property hereby conveyed and the adjoining property as if such property and any adjoining property now or formerly belonging to the Vendor had belonged to different owners and has acquired such rights easements and quasi easements by prescription AND SECONDLY the right to the passage of soil electricity and water through cables and pipes laid under the piece of land Four feet wide leading from Queens Lane Arundel aforesaid to the land first hereinbefore described which said piece of land is coloured brown on the said plan

.....

..TOGETHER WITH the right to enter upon the said land coloured brown for the purpose only of repairing and maintaining such cables and pipes doing as little damage as may be in the exercise of such right and repairing any damage caused thereby"

NOTE 1: The said plan referred to above is the plan attached to an Assignment dated 19 April 1972 made between (1) Harold Henry Davis Sinclair and Nancy Sinclair and (2) Clive Douglas and Eileen Elizabeth Douglas.

NOTE 2: Copy plan filed.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

1 (22.08.2005) PROPRIETOR: GURJINDER SINGH SANGHERA of 215 Cassiobury Drive, Watford WD17 3AN.

2 (22.08.2005) The price stated to have been paid on 19 May 2005 for the land in this title and in WSX114969 was £500,000.

3 (22.08.2005) RESTRICTION: No disposition of the registered estate by

B: Proprietorship Register continued

the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 19 May 2005 in favour of Bank of Scotland PLC referred to in the Charges Register.

4 (29.09.2009) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by the applicant for registration or his conveyancer that the provisions of a Declaration of Trust dated 19 May 2005 made between (1) Gurjinder Singh Sanghera and (2) Peter Edward Skinner have been complied with.

5 (01.02.2010) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

C: Charges Register

This register contains any charges and other matters that affect the land.

1 (22.08.2005) REGISTERED CHARGE dated 19 May 2005.

2 (28.09.2007) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Birmingham Midshires Division, Pendeford Business Park, Wobaston Road, Wolverhampton WV9 5HZ.

3 (12.12.2016) UNILATERAL NOTICE in respect of an Option to Purchase dated 5 December 2016 made between (1) Gurjinder Singh Sanghera and (2) Renaissance Retirement Limited.

4 (12.12.2016) BENEFICIARY: Renaissance Retirement Limited of Director of Legal Services, Renaissance Retirement Limited, Keepers Cottage, Hackwood Park, Basingstoke, Hampshire RG25 2JZ and of First Floor, Headlands Business Park, Ringwood, Hampshire BH24 3PB.

End of register

AHA! Affordable Housing in Arundel

Rights of Light Statement

The background

1. The developers have not produced an assessment of "light from the sky" nor "sun lighting";

2. AHA! has taken advice from Stephen Birrell Bsc (hons) PG DIP UP&D MRTPI who has advised in this matter and his assessment is in this section of the bundle;

3. AHA! has requested that the developers provide a day lighting assessment based on site survey evidence and they have been either unwilling or unable to undertake the task;

4. AHA! has informed the Local Authority that it cannot validate the application nor truly consider it in the absence of a day-lighting assessment;

5. So far as AHA! is aware, the current definitive guide on this subject is "Site layout planning for Daylight and Sunlight - A guide to good practice second edition by Paul Littelfair "the Guide";

6. The Guide is intended to be used in conjunction with the interior daylight recommendation in the British Standard codes of day-lighting BS8206-2. It follows that if the proposed development does not comply with day-lighting standards it will not pass Building Regulations and cannot be built;

7. The onus is not on the public nor the Local Authority to undertake their day-light assessments ,but rather, the developer should justify its proposal to the satisfaction of the Local Authority, Statutory Consultees and the public. This has not been done and must now be done;

The assessment of adverse Impact on the amenity of neighboring properties :

8. Whilst a detailed survey of each property has not been undertaken by AHA! (because this is the task of the developer), AHA! Has undertaken a Sun Path modeling based on the scaled architects drawings GPS positioning as attached to this section of the bundle.

9. On initial inspection the properties which will be adversely effected by loss of Sun Light and Sun Lighting from the Sky include but are not limited to:

a) The flat over the garages at Martlets Court (situated approximately 11m from the proposed block which rises up around 13.3m to eaves level opposite);
b) Riverside House, 2 Fitzalan Road (situated approximately 14m from the proposed block which rises up over 13m to eaves level opposite);

c) Numbers 1-6 (inclusive) Otmers Quay (situated approximately 13m from the proposed block which rises up approximately 13m to eaves level);
d) 3 houses with East facing rear gardens in Fiztalan Mews;
e) several ground floor flats in Martlets Court; and,
f) several flats in Caen Stone Court.

In the case of properties a) and b) they both have one window to a south facing habitable room directly in the sun light path of the new development.

In particular, the sun path provided by AHA! demonstrates the vast height and bulk of the block caste a looming shadow over most of the houses to the east north and west.

10. In respect of other neighbouring property, the illustrative sketch (not undertaken on a professional basis) gives a good impression of the loss of amenity the residents of Queens Lane will suffer from the overbearing bulk of the proposed block.

The Regulations:

On the balance of probability the proposed development breaches the day-light criterion on at least two counts as follows:

1) Light from the Sky:

The reader's attention is drawn inter alia to page 7 para 2.2.4 and para 2.2.5 onward of the Guide appended to this section of the bundle.

2) Sun-lighting:

The readers attention is drawn inter alia to page 16 para 3.2.1 and para 3.2.2 onwards.

A further assessment will need to be carried out for the affect the proposed development has on "Gardens and Open Spaces", page 18 onward together with "Views", "Privacy" and "Enclosure" on page 25 onwards.

Statement: Until a full Daylight and Sunlight survey is carried out by an independent assessor subject to peer review from each of the effected properties (including ones in the Arundel Conservation Area), the application must be refused owing to its probable adverse impact on the amenity of surrounding occupiers and the street scene in general.

Further, a detailed survey will need to be carried out in respect of the necessary light required for the future occupants of the block itself which has a significant number of flats which only enjoy north facing windows so lack natural light. This is particularly relevant for the elderly who may suffer from mobility or other health complaints and are therefore vulnerable.

Our ref: Arun Daylighting
Your ref: -
Date: 24 August 2017

Adrian Burrows
Aha! Campaign group
2 Fitzalan RD
Arundel
West Sussex
BN18 9JS

Dear Mr Burrows,

Town and Country Planning Act 1990

Planning application for Demolition of existing dwelling & buildings. 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, refuse bin store & 34 parking spaces.

We write in reference to the current planning application at Fitzalan Road under Planning Reference AB/77/17/PL.

Notwithstanding other significant issues such as lack of safe access at street level for pedestrians along Fitzalan Road (a pavement should be provided), flooding, overlooking, loss of privacy and impact on the Conservation Area, this letter focusses on daylight and sunlight impact.

The application as submitted fails significantly in one major planning material consideration, that being daylighting and sunlighting. The Local Validation Checklist advises that in certain cases for major development, such as this, that a Daylight Impact Assessment should be submitted to support the application. The agent has noted that none has been submitted as this is not applicable in this instance. However, we strongly recommend that this is incorrect for two reasons. Firstly, due to the impact on the nearest neighbours and secondly due to the potential adverse living conditions of those future occupants of the scheme. We will briefly explain these points in more detail here but ask that at the very least a full Daylighting and Sunlighting Impact Assessment be carried out. Without this vitally important document the neighbours, Town Council or indeed the Planning Officers recommending their decision to Arun District Council Planning Committee do not have the full facts in front of them. Without those facts, any decision would be premature and could be the subject to a Judicial Review.

The submitted Design and Access Statement simply refers to the East/West tracking of the sun without any detailed analysis. The site is located on the southern side of Fitzalan Road with neighbours immediately to the north. Currently the existing two-storey office building on the

Our ref: Arun Daylighting
Your ref: -
Date: 24 August 2017

application site is set a good distance back from the road providing a separation that allows for sunlight to reach the habitable room windows of the adjacent neighbours (2 Fitzalan Road and those at Otmers Quay). However, the development proposes a part three-storey, part four-storey building constructed almost up to the back edge of the road. Above these floors is a steep pitched roof which will create further shadow especially during the winter months. The adjacent neighbours have habitable room windows facing south at both ground and first floor levels and those have been in existence for more than 20 years. These windows now have a right to light that cannot be ignored. A detailed Daylight and Sunlight Impact Assessment should establish the existing the proposed Vertical Sky Component (VSC) and Average Daylight Factors (ADF) for those affected habitable rooms. That assessment should follow the BRE Guidance for development and must be made available for consultation prior to any application being recommended to Committee.

The future occupants of the development have been seriously neglected in regard to natural light and this is exacerbated due to the nature of the development having such a high proportion of single aspect units. Many units facing north will have no direct sunlight at any time of the day and this cannot be healthy for those occupants notably those with mobility difficulties who are less able to move to areas of the development to receive even the minimal amount of sunlight during the day. The windows appear small, save for the ones with glazed balconies. The ADF must be calculated and disclosed if the Members of the Committee are to be in any position to debate let alone vote for such an application. To make a decision on a scheme that could be so detrimental to future occupiers, especially those more vulnerable such as the elderly, would be severely neglecting their duties to protect their future constituents. Again, without this information, especially following it being requested by neighbours, being information that the Council can reasonably ask the applicant for would be reason for Judicial Review following the determination.

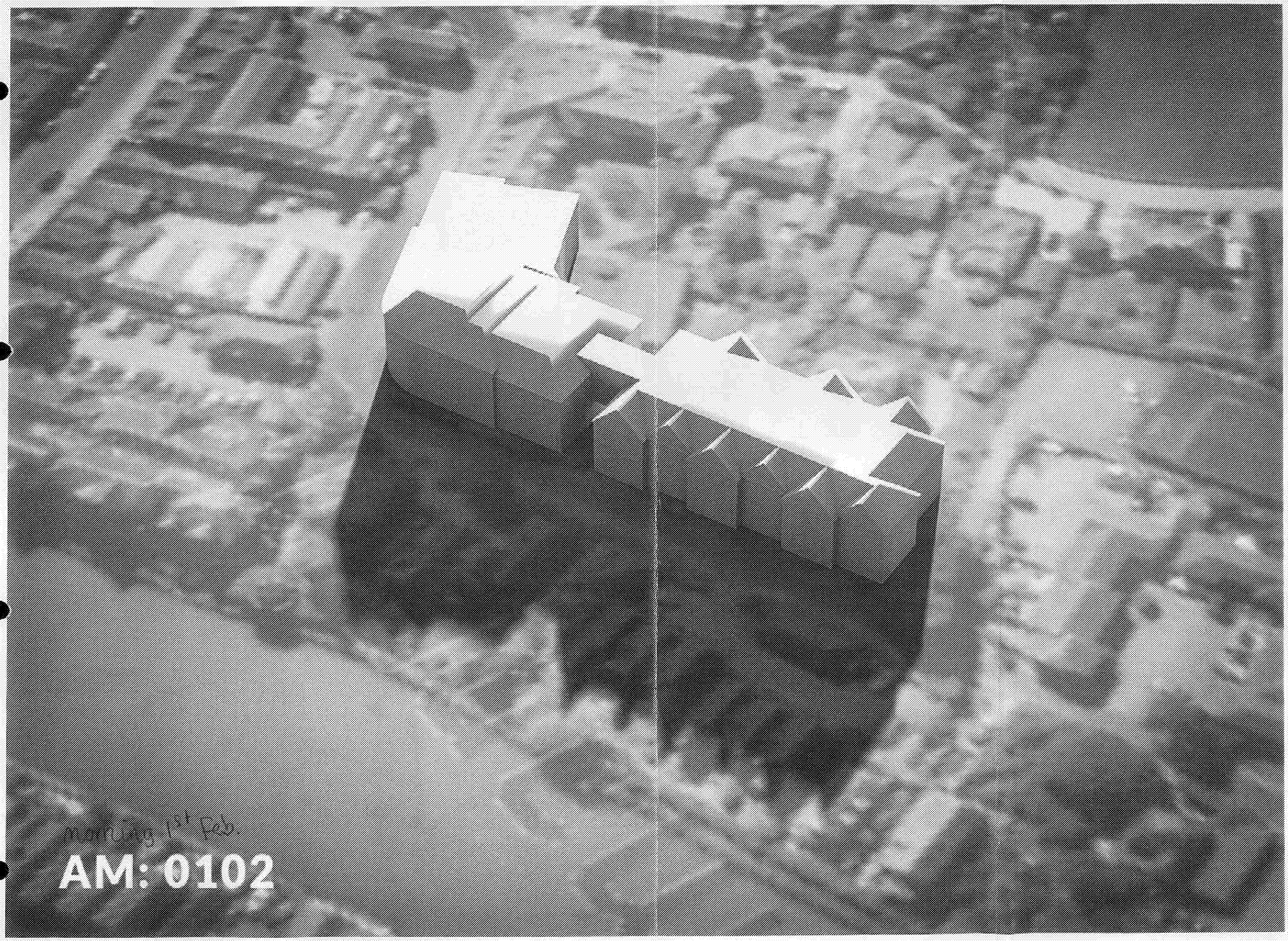
We suggest this is discussed with the Town Council to see if they too share similar concerns on the above especially given the other inadequacies of the application which for brevity we have excluded from this correspondence and will be made direct to Arun DC.

Yours sincerely,

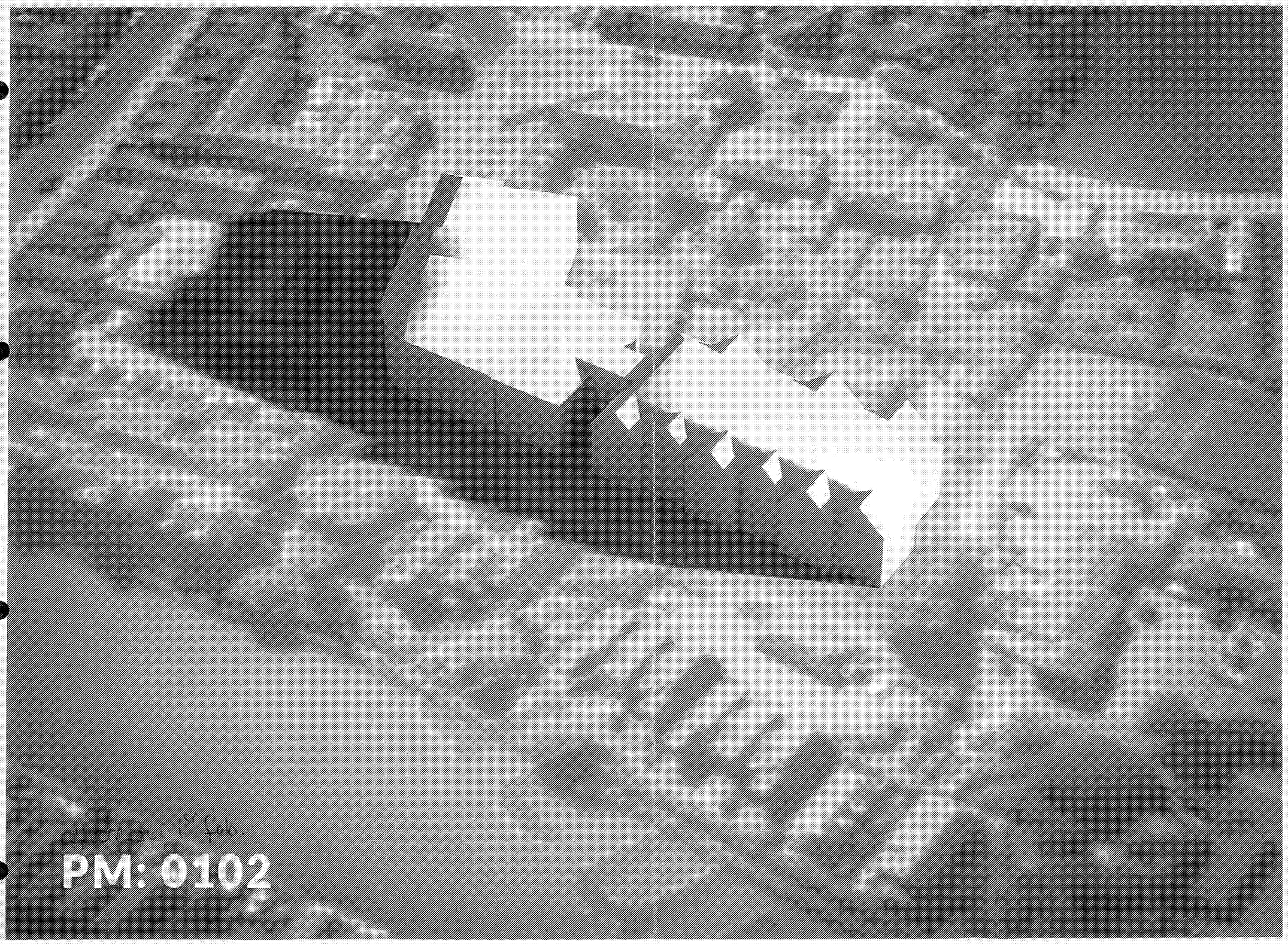
[redacted]

Stephen Birrell
Director
[redacted]

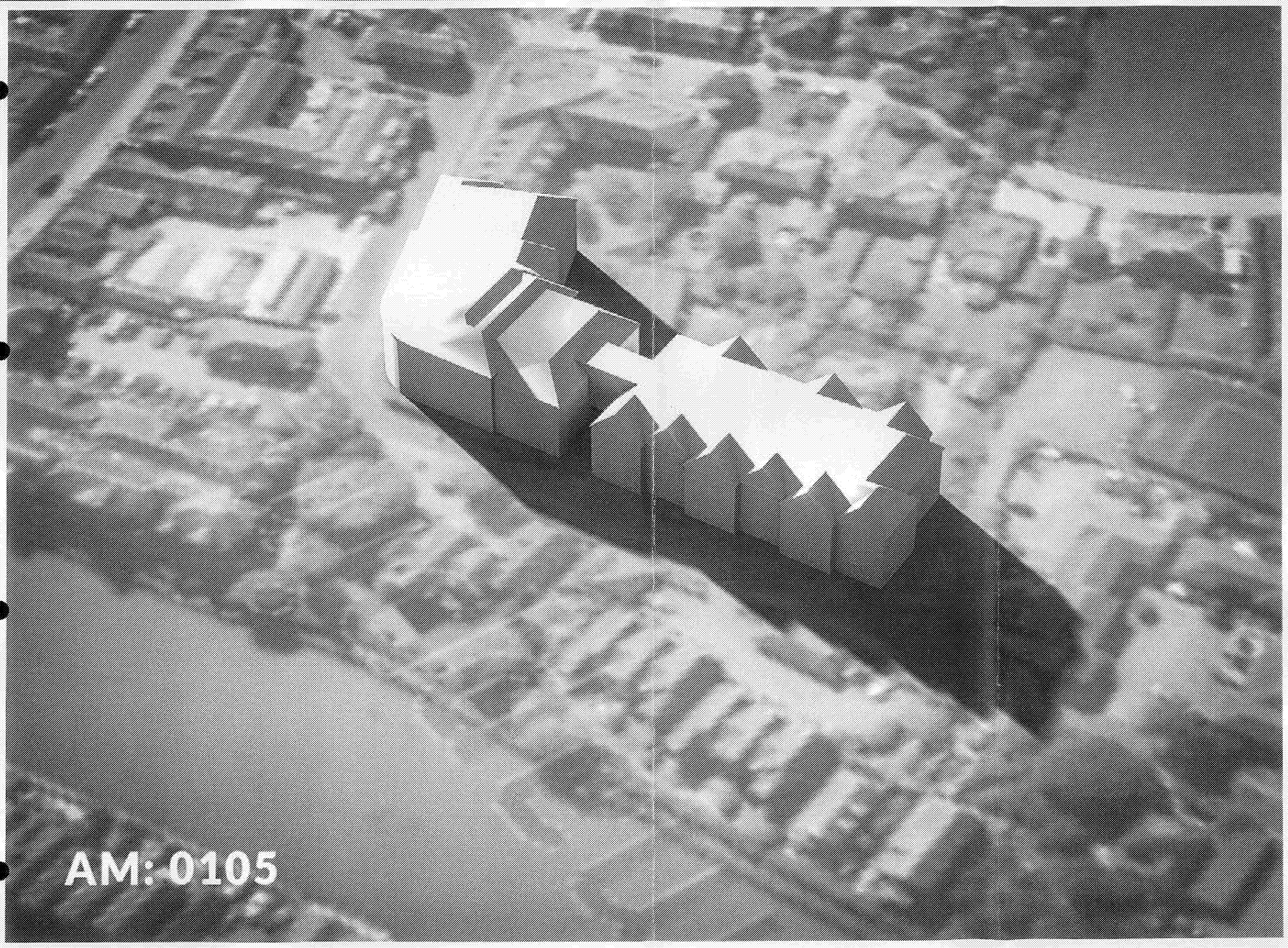
[redacted]

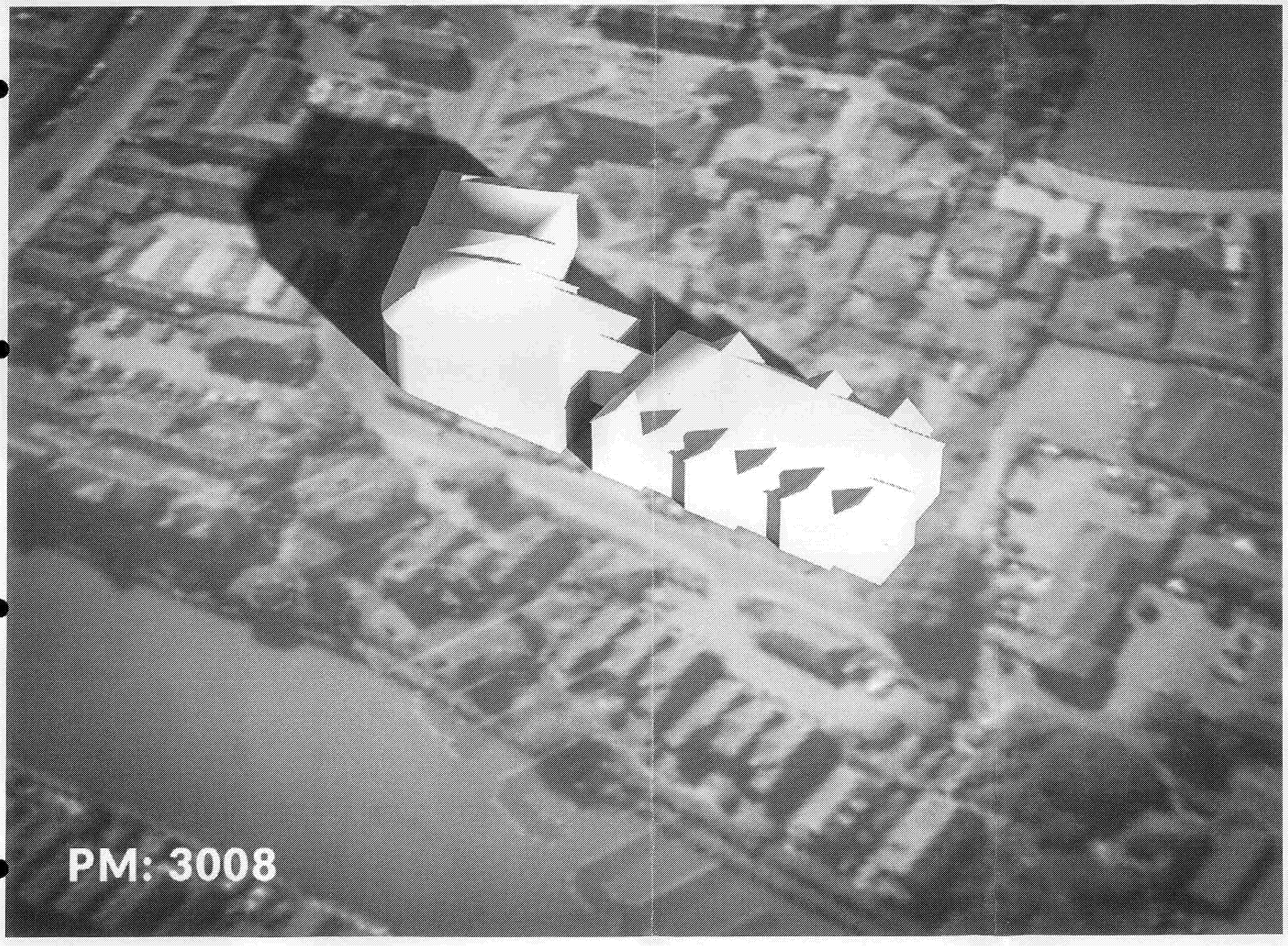


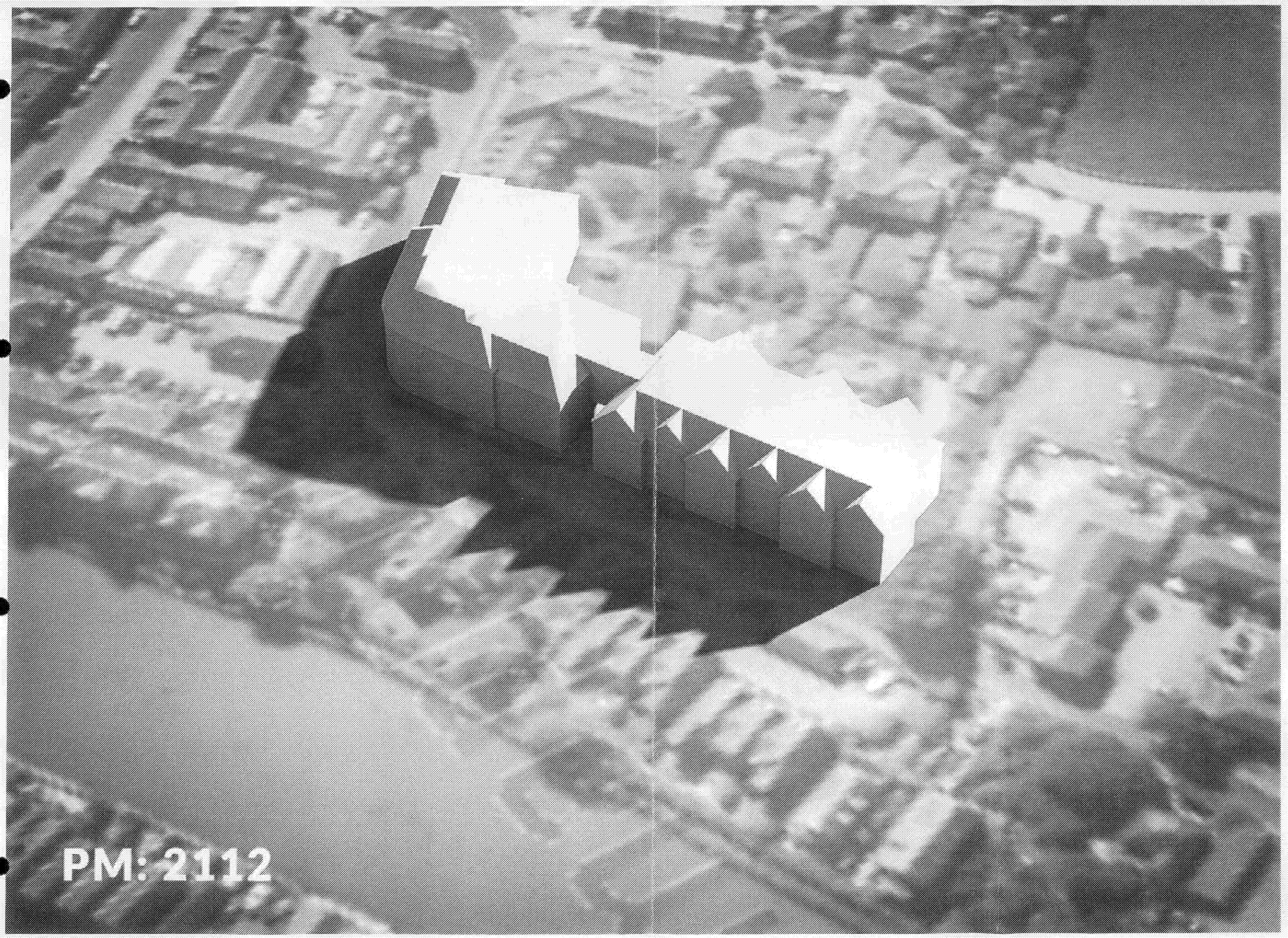
MAILED
FEB 13 2023
AM: 0102

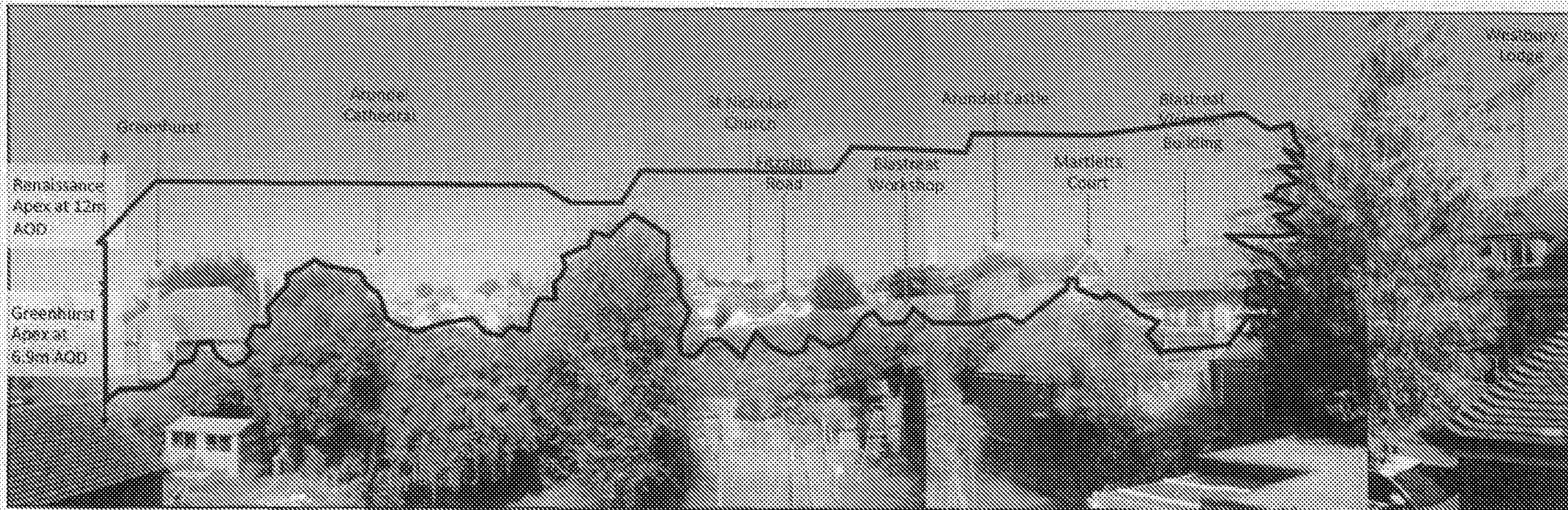


Operation - IX Sale
PM:0102

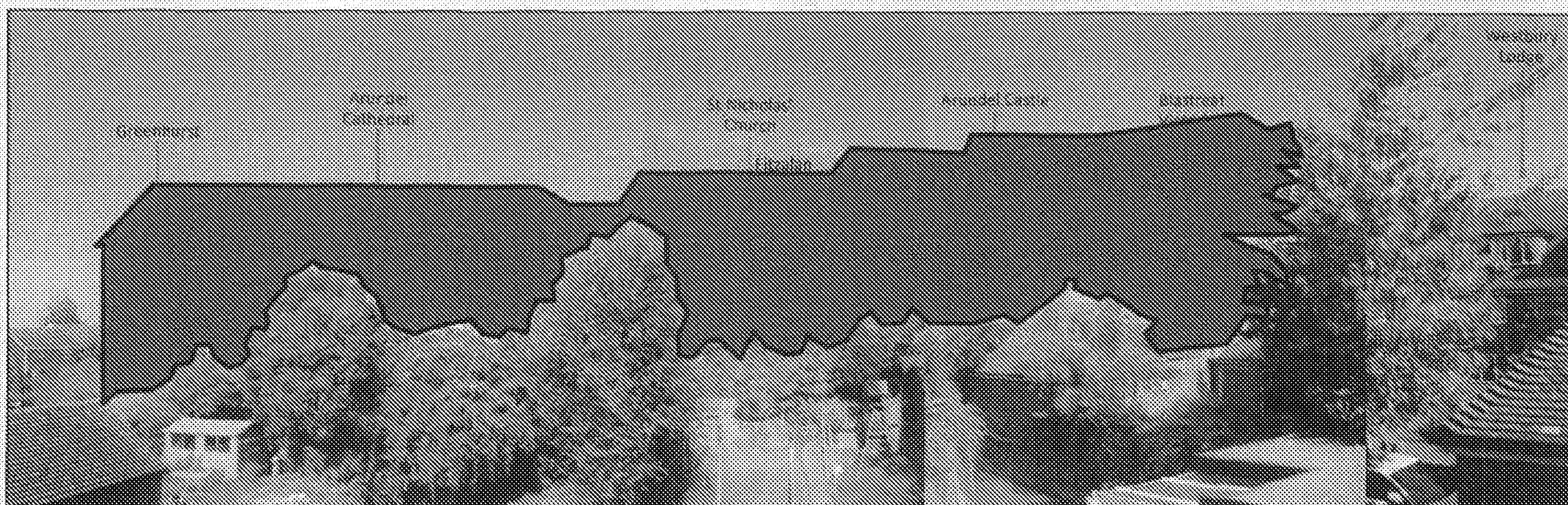

AM:0105


PM: 3008


PM:2112



Assessed Roofline of Renaissance Development from Queens Lane (1st Floor 8 & 10 Queens Lane) – Ridge of Renaissance Roofline 12m AOD .



Assessed obscuration of view in to Conservation Area

illustrative – not surveyed.



Figure 1.6 This North London development (architects: CZWG) has suggested balconies to maximise obstruction to living rooms. Where a balcony is above a living room the obstructed area has been modified to form an unobstructed top window.

2.2 EXISTING BUILDINGS

2.2.1 In designing a new development or extension to a building, it is important to safeguard the daylight to nearby buildings. A badly planned development may make adjoining properties gloomy and unattractive.

2.2.2 The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is important, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. The guidelines may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops, and some offices.

2.2.3 Note that numerical values given here are purely advisory. Different values may be used based on the requirements for daylighting in an area viewed against other site layout constraints. Another important issue is whether the existing building is built a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light. Appendix F gives further guidance.

2.2.4 Loss of light to existing windows need not be analysed if the distance of each part of the new development from the existing window is three or more times its height above the centre of the existing window. In these cases the loss of light will be small. Thus a tall new development, say 10 m tall, and a typical existing ground floor window would be 1.5 m above the ground, the effect on existing building, more than $3 \times (10 - 1.5) = 25.5$ m away need not be analysed.

2.2.5 If the proposed development is taller or closer than this, a more detailed check of the procedure adopted for new buildings can be used to find out whether an existing building will still receive enough daylight. First, draw a section in a plane perpendicular to each affected main window wall of the existing building (Figure 1.4). Measure the angle to the horizontal subtended by the new development at the level of the centre of the lowest window. If this angle is less than 25° for the whole of the development then it is unlikely to have a substantial effect on the diffuse daylight enjoyed by the existing building. If, for any part of the new development, this angle is more than 25° a more detailed check is needed to find the loss of daylight to the existing building. Both the total amount of skylight and its distribution within the lighting are important.

2.2.6 Any reduction in the total amount of skylight can be calculated by finding the VSC at the centre of each main window. In the case of a three-dimensional window such as a patio door, a point 1 m in front of the centre of the window sill on the outside can be used. For a bay window, the centre window facing directly outwards can be taken as the main window. If a room has two or more windows of equal size, the mean of their VSCs may be taken. The reference point is in the external plane of the window wall. Windows to bathrooms, toilets, storerooms, circulation areas, and garages need not be analysed. The VSC can be found by using the skylight rods (see Figure A1 in Appendix A) or Waldram diagram (Figure B3 in Appendix B), or appropriate computer software.

2.2.7 If the VSC is greater than 27% then enough skylight should still reach the window of the existing building. Any reduction below this level should be kept to a minimum. If the VSC, with the new development in place, is both less than 27% and less than 0.8 times its former value, the occupants of the existing building will notice the reduction in the amount of skylight. The area lit by the window is likely to appear more gloomy, and electric lighting will be needed more of the time.

2.2.8 Where room layouts are known, the impact on the daylighting distribution in the existing building can be found by plotting the 'no sky line' in each of the main rooms. For houses, this would include living rooms, dining rooms and kitchens; bedrooms should also be analysed although these are less important. In non-domestic buildings the main areas where daylight is expected should be investigated. The no sky line divides points on the working plane which can and cannot see the sky (Figure 1.5). In houses, the working plane is assumed to be horizontal and 0.85 m high, or offices 0.7 m high. In special premises like hospitals, schools and old people's homes a different height may be appropriate. Areas beyond the no sky line, since they receive no direct skylight, usually look dark and gloomy compared with the rest of the room, however bright it is outside. According to BS 8206-2 supplementary electric lighting will be

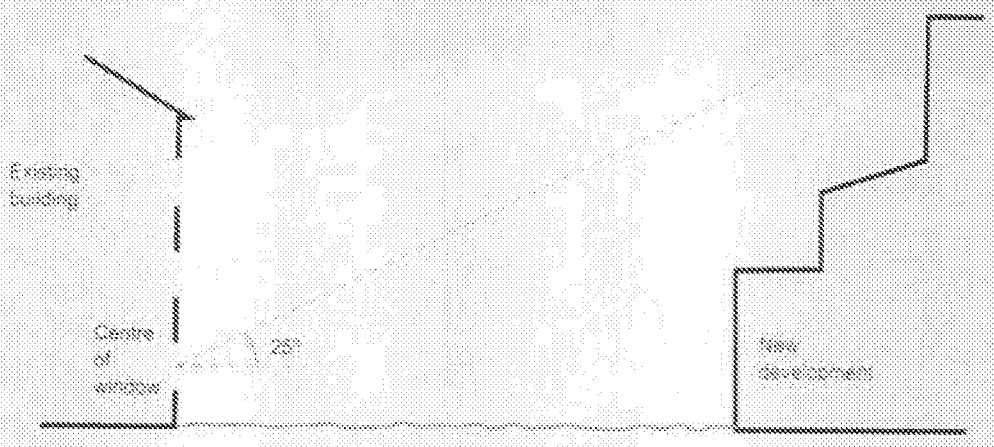


Figure 7.1 Section in plane perpendicular to the affected window wall

needed if a significant part of the working plane lies beyond the no sky line. Appendix D gives hints on how to plot the no sky line.

2.2.9 If, following construction of a new development, the no sky line moves so that the area of the existing room, which does receive direct skylight, is reduced to less than 0.8 times its former value this will be noticeable to the occupants, and most of the room will appear poorly lit. This is also true if the no sky line encroaches on key areas like kitchen units and worktops.

2.2.10 The guidelines above need to be applied sensibly and flexibly. There is little point in designing new gaps in the roof lines of new development in order to safeguard sky lines in existing buildings. If an existing building contains rooms lit from one side only and greater than 5 m deep, then a greater movement of the no sky line may be unavoidable.

2.2.11 Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight. One way to demonstrate this would be to carry out an additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, without the balcony in place. For example, if the proposed VSC with the balcony was under 0.8 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of light.

2.2.12 A larger relative reduction in VSC may also be unavoidable if the existing window has projecting wings on each or both sides of it, or is recessed into the building so that it is obstructed on both sides as well as above.

2.2.13 However, as a general rule the aim should be to minimise the impact on existing properties. This is particularly important where two adjacent extensions are planned to the same building, in this case the total impact on skylight due to all the extensions needs to be calculated and compared with the guidance above.

2.2.14 For domestic extensions where a vertical sky component is normally used to assess the diffuse skylight impact on the house next door, it only applies where the nearest side of the extension is perpendicular to the window. Figure 7.2 is not suitable for windows which directly face the extension, or for buildings opposite. For these cases the guidance above should be used.

2.2.15 Figure 7.3 illustrates the application of the method. The '45° approach' takes the centre of the window wall and draws diagonally down at an angle of 45° away from the near side corner of the extension (Figure 7.3). If the extension is a normal roof from the top of the existing can be taken as the height of the roof halfway along the slope (Figure 7.4). Then take the plan and draw diagonally back at an angle of 45° towards

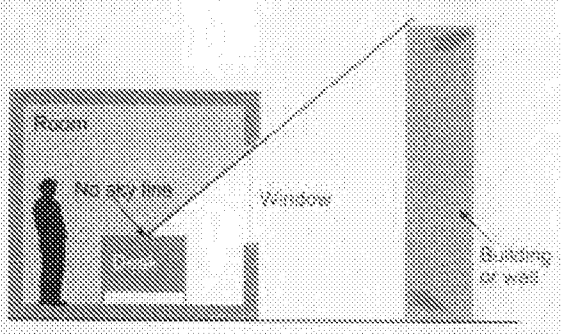


Figure 7.2 The no sky line divides areas of the working plane which can and cannot receive direct skylight

the window wall from the end of the extension. Note that the section perpendicular to the window is not used here. If the centre of a main window of the next door property lies on the extension side of both these 45° lines then the extension may well cause a significant reduction in the skylight received by the window. In the case of a floor-to-ceiling window, such as a patio door, a point 1.6 m above the ground on the centre line of the window may be used.

2.2.16 Like most rules of thumb, this one needs to be interpreted flexibly. For example, if the extension has another extension, or a much larger building, behind it then the daylight from that direction may be blocked anyway. Special care needs to be taken in cases where an extension already exists on the other side of the window, to avoid a 'tunnel effect' (Figure 19). A VSC calculation (see Sections 2.2.13 and 2.2.8) can be used to quantify the loss of light, if required.

2.2.17 Finally, as with the other guidelines in this section, the 45° approach deals with diffuse skylight only. Additional checks will need to be made for the sunlight criteria may be blocked (see Section 3.2).

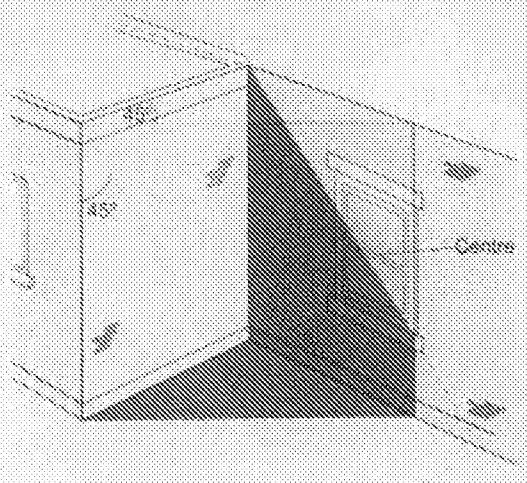
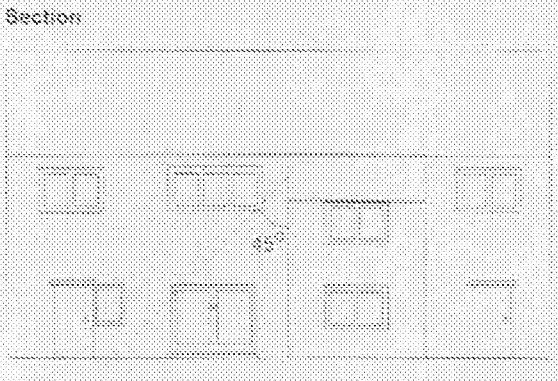


Figure 17 Application of the 45° approach to a domestic extension. A slight loss of light is likely for the lower part of the window, but within the 45° angle in both plan and elevation. Here the centre of the window lies outside the 45° angle on plan, so the angle for the extension is likely to be small.

Section



Plan

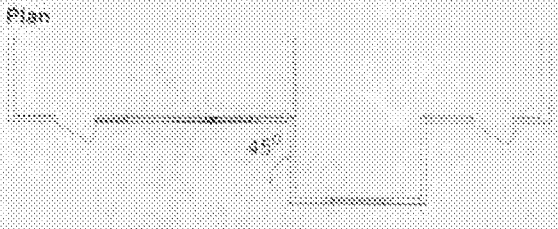


Figure 18 Here the extension has a pitched roof, so a point halfway along the roof slope is used as the start of the 45° line on the elevation. The affected window is a patio door, so a point 1.6 m above the ground has been taken. The centre of another low window, which looks over the same garden, is also shown. Here the 45° angle on both plan and elevation will not be affected at all by the new extension.

Section

Plan

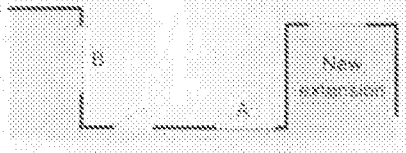


Figure 19 To assess the impact of the new extension, the 45° approach may be used for windows A but not for windows B and C, which are close to, or

2.2.18 The windows of some existing buildings may also have a right to light – see Appendix E. None of the guidelines here is intended to replace, or be a means of resolving, the legal requirements in the law surrounding the right to light. The assessment of loss of light in rights of light cases is carried out in a different way to the methods given in this BRE guide. It should not be assumed that if the guidelines given here are satisfied there is now development will not infringe rights to light, or vice versa. If an existing building does have a right to light, then it would be prudent for the designer of the new development to check that it does not infringe that right.

2.2.19 It is not always apparent whether a right to light exists, but any windows in a building older than 20 years should be assumed to have acquired a right under the Prescription Act 1832, in the absence of evidence to the contrary. The advice of a specialist consultant, and possibly a lawyer, may be needed. Appendix E gives further details.

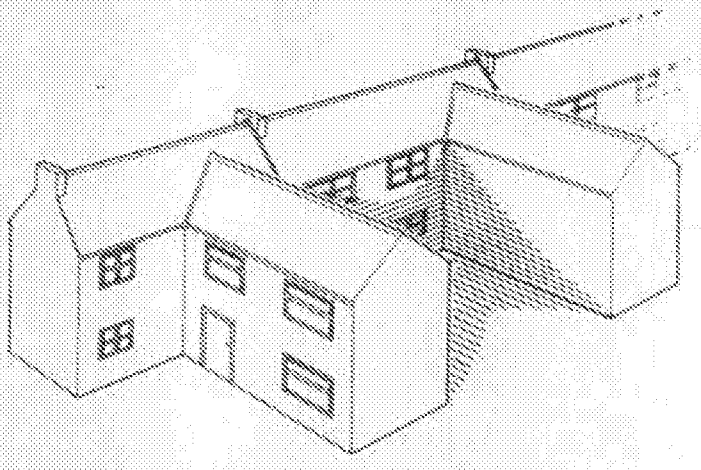


Figure 20 A typical obstruction in front of a window as considered by waiting for an hour later

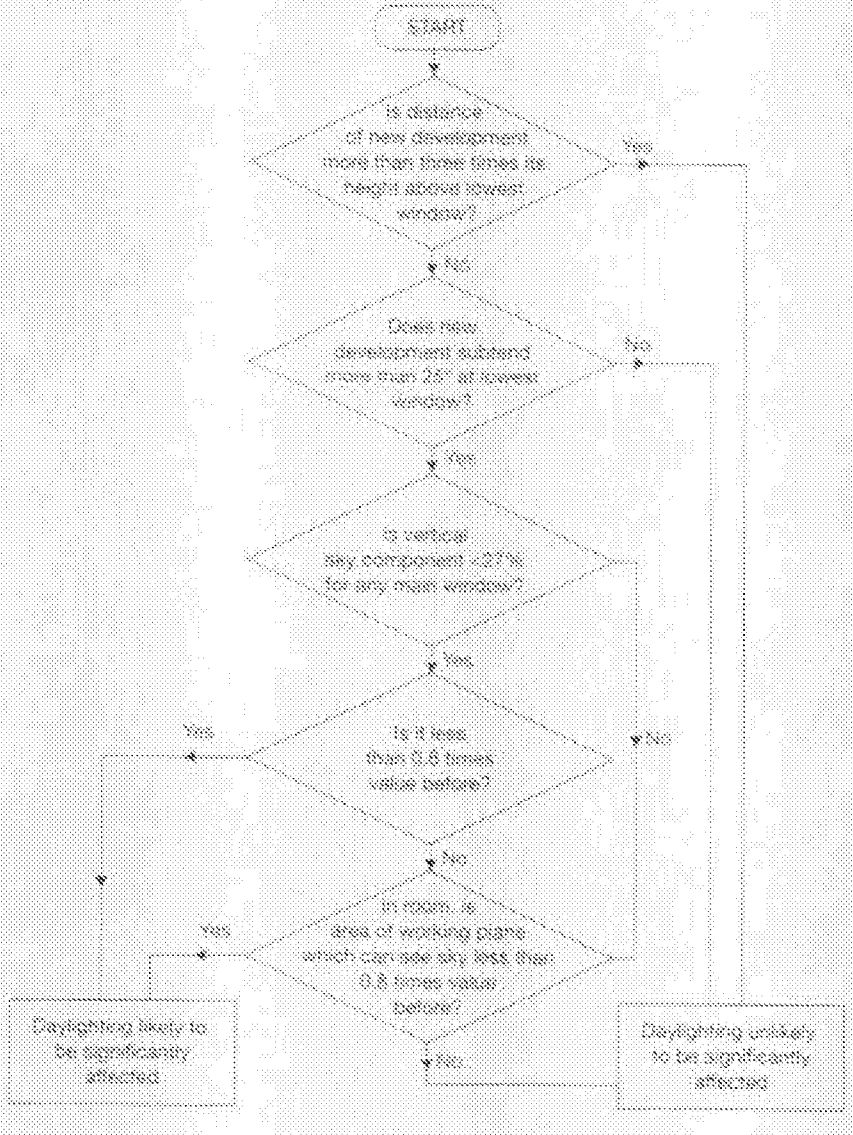


Figure 21 Decision chart: access daylight to existing buildings. This does not include all requirements or rights to light issues, where a developer may need to consider separately.

2.2.20 Obstruction of light from the sky is just one of the ways in which a new development can affect existing buildings nearby. The obstruction of sunlight is also important (see Sections 3.2 and 3.3) as are questions of view and privacy (see Section 3).

Summary (Figure 20)

2.2.21 If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of the lowest window, subtends an angle of more than 25° to the horizontal, then the diffuse daylighting of the existing building may be noticeably affected. This will be the case if either:

- the VSC measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value
- the area of the working plane in a room which can receive direct sunlight is reduced to less than 0.8 times its former value.

2.3 ADJOINING DEVELOPMENT LAND

2.3.1 From a daylighting standpoint it is possible to reduce the quality of adjoining development land by building a new house too near the boundary. A well designed building will stand a reasonable distance back from the boundary so as to enable future neighbouring developments to enjoy a similar access to daylight. By doing so it will also keep its own natural light across the adjoining land to a developed.

2.3.2 This applies to future non-domestic developments as well as housing. However, it does not apply where the main window wall, either of the current new development or of any probable future development on the adjoining site, will face over the boundary. Thus the guidance below is not applicable for a boundary next to a windowless flank wall of a new house where any future housing next door should also present a flank wall without windows, nor would it apply to an industrial estate where new development and any future development is either windowless or solely matrix.

2.3.3 The diffuse daylight striking over the boundary may be quantified in the following way. As a first check, draw a section on a plane perpendicular to the boundary (Figure 21). If a road separates the two sites then the centre line of the road should be taken. Measure the angle to the horizontal subtended at a point 1.6 m above the boundary by the proposed new building. If the angle is less than 25° then there will normally still be the potential for good daylighting on the adjoining development site (for a use, see Sections 2.3.6 and 2.3.7).

2.3.4 If any of the new buildings is taller than this, enough daylight may still reach the development site provided the building is narrow enough to allow adequate light around its sides. This may be quantified by calculating the VSC (see Section 2.1) at a series of points 1.6 m above the boundary, and facing towards the proposed new buildings. These only obstructions caused by the proposed new buildings need to be taken into account. This method, with the calculations for buildings whose all obstructions need to be so looked at, the unobscured VSC may be found using the skylight indicator (Figure A5 in Appendix A) or Waldram diagram (Figure B3 in Appendix B), or by appropriate computer software.

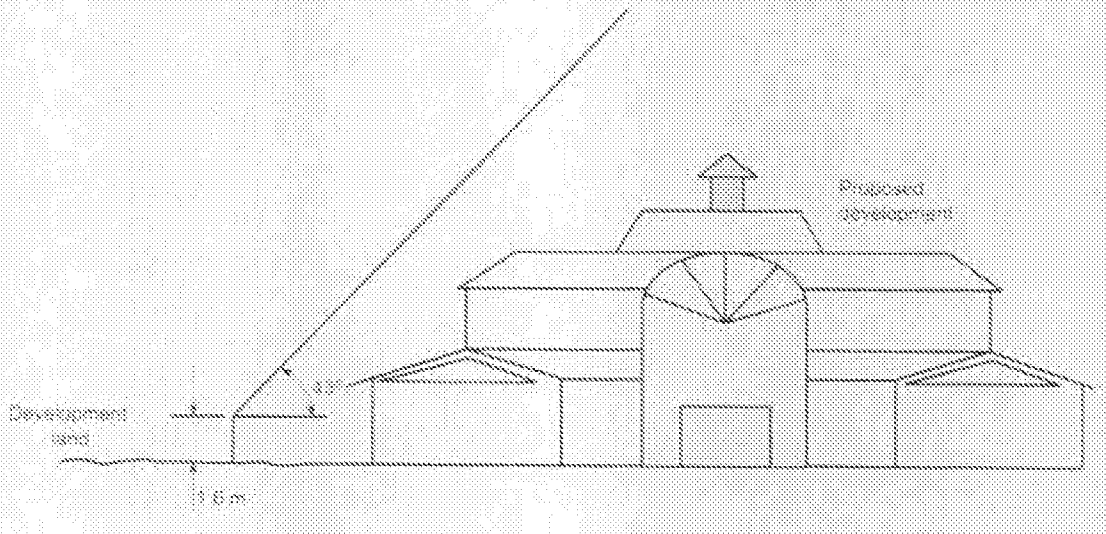


Figure 21 Angular criterion for overshadowing of future development land (no scale)

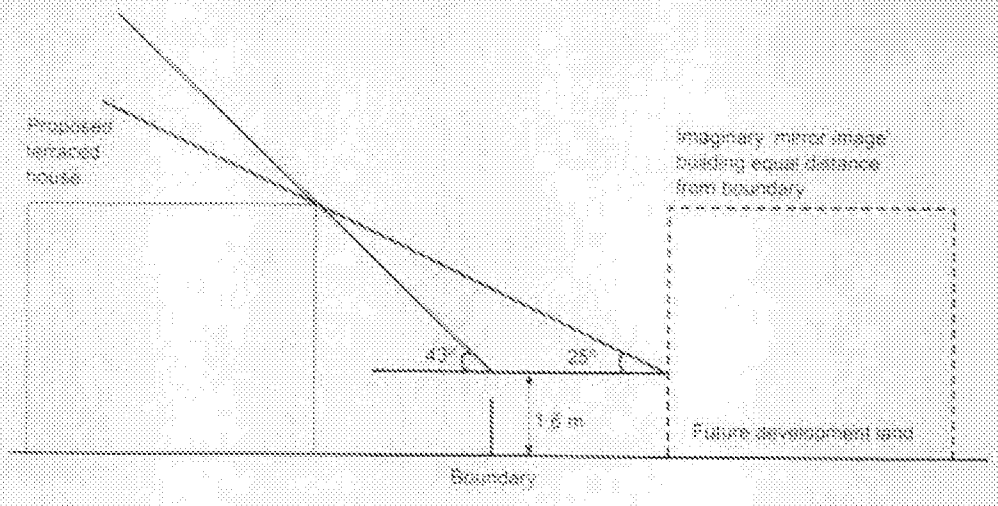


Figure 2.2 Derivation of an angle for boundary criterion to safeguard future development of adjoining land

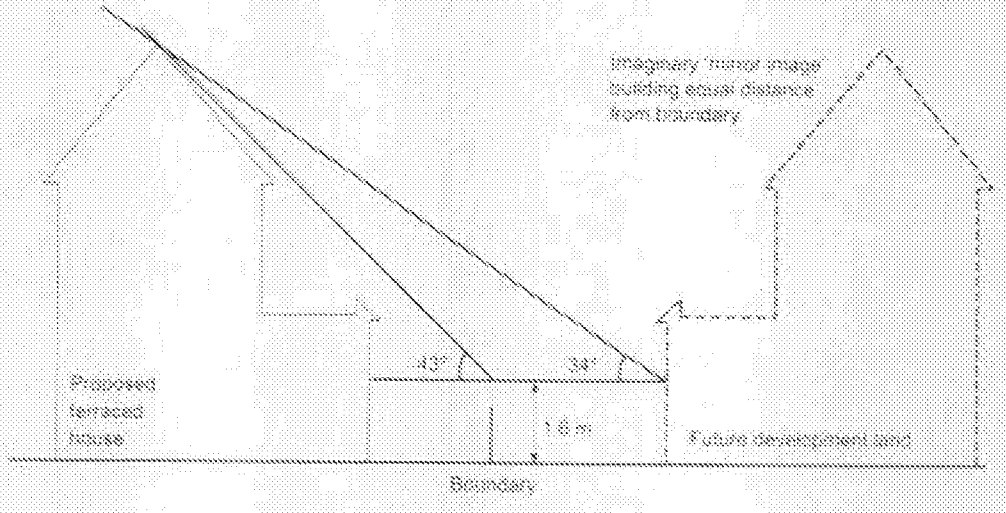


Figure 2.3 Problems with the boundary criterion: the case where a proposed house overlooks adjoining land

2.3.5 Overall the adjoining development site should normally retain the potential for good daylighting if every point 1.6 m above the boundary line is within 1 m measured along the boundary of a point with a VSC of 17% or more. This corresponds to the value for a continuous obstruction subtending the 43° angle above.

2.3.6 The guidelines above should not be applied too rigidly. A particularly important exception occurs when the two sites are very unequal in size and the proposed new building is larger in scale than the likely future development nearby. This is because the numerical values above are derived by assuming the future development will be roughly the same size as the proposed new building (Figure 2.2). If the adjoining sites for development are a lot smaller, a better approach is to make a rough prediction of where the nearest window wall of the future development may be, then to carry out the 'new building' analysis in Section 2.1 for this window wall.

2.3.7 The 43° angle should not be used as a form generator, to produce a building which slopes or steps down towards the boundary. Compare Figure 2.3 with Figure 2.2 to see how this can result in a higher than anticipated obstruction to daylight. In Figure 2.3 the proposed building subtends 34° at its mirror image, rather than the maximum of 25° suggested here. In cases of doubt, the best approach is again to carry out a new building analysis for the most likely location of a window wall of a future development.

2.3.8 The numerical values quoted above are purely advisory. Different values may be used depending on the type of development earmarked for the adjoining land. All the calculation methods are flexible in this respect. Table F1 in Appendix F gives the VSCs which correspond to different obstruction angles at the boundary, and relates the boundary values to those for faces of buildings to ensure self consistency.

2.1.9 For simplicity, no numerical guidance is given on sunlighting of land for future development. However, a proposed building or group of buildings can significantly reduce the sunlighting of an adjoining site. If this is likely to be a problem, a good way to assess it is to draw the shadows cast by the new buildings at different times of the year. Section 3.3 gives details.

Summary

2.1.10 In broad general terms (taking into account the exceptions above), a development site next to a protected new building will retain the potential for good diffuse daylighting provided that on each common boundary:

(a) no new building, measured in a vertical section perpendicular to the boundary, from a point 1.6 m above ground level, subtends an angle of more than 42° to the horizontal;

(b) or, if (a) is not satisfied, then all points 1.6 m above the boundary line are within a continuous arc, from the boundary of a point which has a VSC reading towards the new building of 27% or more.

3 SUNLIGHTING

3.3 NEW DEVELOPMENT

3.3.1 People like sunlight. In surveys[1] around 80% said they appreciated having sunlight in their homes. The sun is seen as providing light and warmth, making rooms look bright and cheerful and also having a therapeutic, health giving effect.

3.3.2 In housing, the main requirement for sunlight is in living rooms, where it is valued at any time of day but especially in the afternoon. Sunlight is also required in conservatories. It is viewed as less important in bedrooms and in kitchens, where people prefer it in the morning rather than the afternoon.

3.3.3 Sunlight is also valued in non-domestic buildings. However, the requirements for sunlight will vary according to the type of non-domestic building, the aims of the designer and the extent to which the occupants can control their environment. People appreciate sunlight more if they can choose whether or not to be exposed to it, either by changing their positions in the room or using adjustable shading. Where prolonged access to sunlight is available, shading devices will also be needed to avoid overheating and unwanted glare from the sun. The comments on housing as well. Figure 2.1, BRE Report 'Solar shading of buildings'[2] gives recommendations. Shading provision should be based on the need for it; there is no point in having large overhangs or louvres to windows that receive little or no sun, and they can restrict daylight from entering the room.

3.3.4 In the winter, solar heat gain can be a valuable resource, reducing the need for space heating. Good design can make the most of this. This aspect of sunlight provision is dealt with in Section 4; here we concentrate on the amenity aspects of sunlight.

3.3.5 Site layout is the most important factor affecting the duration of sunlight in buildings. It can be divided into two main issues, orientation and overshadowing.

Orientation

3.3.6 A south-facing window will, in general, receive most sunlight, while a north-facing one will only receive a very handful of occasions early morning and late evening in summer. East and west-facing windows will receive

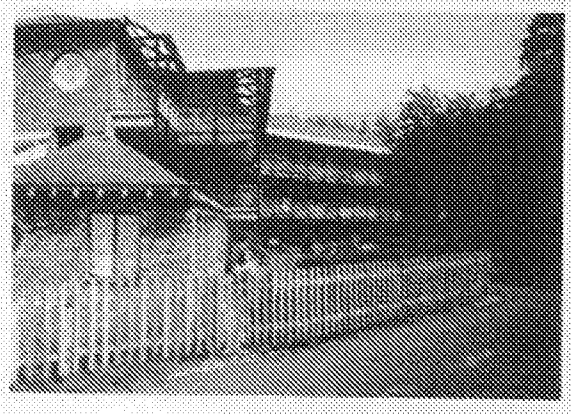


Figure 3.1 In this housing development, where solar shading is provided by balconies and overhangs

sunlight only at certain times of the day. A dwelling with no main window wall within 90° of due south is likely to be gloomy as well as cheerless. This is certainly true, as rooms for flats. Sensitive layout design of flats will attempt to ensure that each individual dwelling has at least one main living room which can receive a reasonable amount of sunlight. In both flats and houses, a sensible approach is to try to match internal room layout with window wall orientation. Where possible, living rooms should face the southern or western parts of the sky and bedrooms towards the north or east.

3.3.7 The overall sunlighting potential of a large residential development may be initially assessed by counting how many dwellings have a window to a main living room facing south, east or west. The aim should be to minimise the number of dwellings whose living rooms face solely north, north east or north west, unless there is some compensating factor such as an outstanding view to the north.

3.3.8 Figure 3.2 shows an example of flats where the main living rooms are arranged to face the southern part of the site. For larger developments of flats, especially those with site constraints, it may not be possible to have every living room facing within 90° of south. However, this can be improved using the following techniques:

- Having access decks and corridors on the north side and living rooms/bedrooms on the south side.
- Where flats are grouped on both sides of a central corridor, having ancillary areas such as stairwells, lift

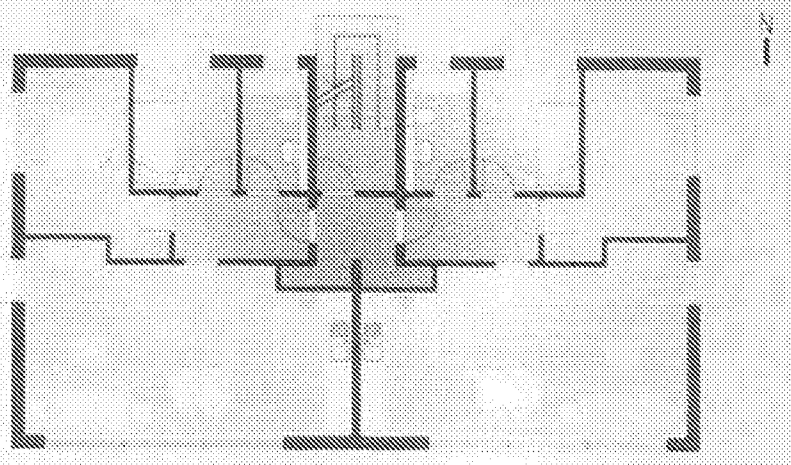


Figure 25: Flats with south-facing living rooms

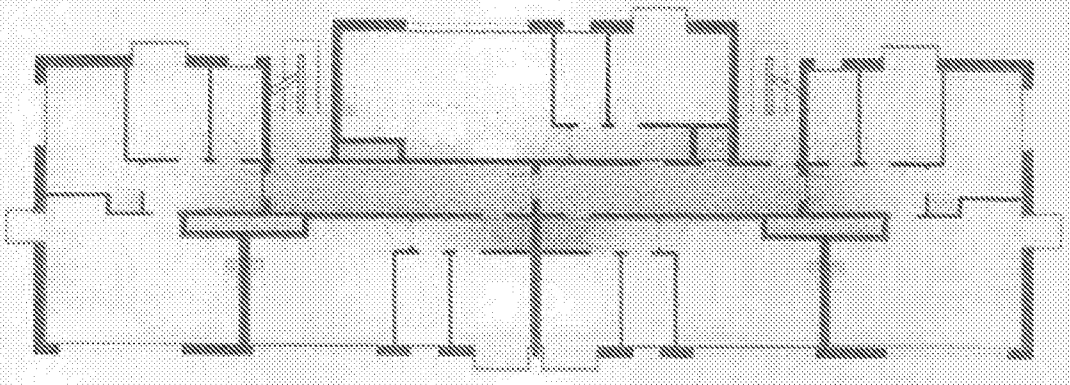


Figure 26: Careful layout design means that most of the new flats shown have a south-facing living room

curves and blocks storage on the north side of the building. Figure 26 shows an example where the majority of flats have a south-facing living room.

- Arranging the flats so that living rooms are placed at the end corners of the building and hence can be dual aspect. That way, living rooms on the north side of the building can also have an east- or west-facing window which can receive some sun.
- Alternatively, arranging the flats with a long north-south axis so that living room windows face east and west, and can all receive some sun.

Overshadowing

3.1.9 The overall access to sunlight of a new development can be considerably enhanced if the layout of new buildings is designed with care so that they overshadow each other as little as possible. At a simple level, access to sunlight can be improved by:

- choosing a site on a south-facing slope if possible rather than a north-facing one
- having taller buildings to the north of the site with low buildings to the south, but care must be taken not to overshadow neighbouring property (Section 2.2)
- having low density housing (semi-detached and detached) at the southern end of a site, with terraced housing to the north
- placing between the east-west walls on that one window wall faces north-south and semi-detached and detached houses run north-south
- sporting out courtyards to the southern half of the site
- having garages to the north of houses
- providing circulations to the south such as pedestrian routes or other buildings, where windows walls face predominantly east or west
- having low pitched roofs on housing

3.1.10 Not mention, access to sunlight can be quantified. BS 8206-2[1] recommends that interiors where the occupants expect sunlight should receive at least one quarter (25%) of annual probable sunlight hours (APSH), including in the winter months between 21 September and 21 March at least 5% of APSH. Here 'probable sunlight hours' means the total number of hours in the year that the sun is expected to shine on unobstructed ground, allowing for average levels of cloudiness for the location in question. One of the sunlight availability indicators in Appendix A (Figures A2, A3 or A4) can be used to calculate hours of sunlight received.

3.1.11 The BS 8206-2 criterion applies to rooms at all orientations, although if a room faces significantly north of due east or west it is unlikely to be met.

3.1.12 If window positions are already known, the centre of each main living room window can be used for the calculation. In the case of a floor-to-ceiling window such as a patio door, a point 1.6 m above ground on the centre line of the window may be used. In accordance with the recommendation in BS 8206-2, a point on the inside face of the window wall should be taken. Sunlight blocked by the window reveals should not be included, but the effect of the window frames in blocking sunlight need not be taken into account. If a room has multiple windows on the same wall or on adjacent walls, the highest value of APSH should be taken. If a room has two windows on opposite walls, the APSH due to each can be added together.

3.1.13 At the site layout stage the positions of windows may not have been decided. It is suggested that sunlight availability be checked at points 1.6 m above the ground in lowest storey level on each main window wall, and no more than 5 m apart. If the access to sunlight changes rapidly along a facade it is worthwhile trying to site main windows, patio doors or living rooms where most sunlight is available.

3.1.14 The BS 8206-2 criterion is intended to give good access to sunlight in a range of situations. However, in special circumstances the designer or planning authority may wish to choose a different target value for hours of sunlight. If sunlight is particularly important in a building, a higher target value may be chosen, although the risk of overheating needs to be borne in mind. Section 4 gives guidance on passive solar design. Conversely, if in a particular development sunlight is deemed to be less important but still worth checking for, a lower target value could be used. In either case, the sunlight availability indicators in Appendix A will still show whether the hours of sunlight received meet the target.

3.2 EXISTING BUILDINGS

3.2.1 In designing a new development or extension to a building, care should be taken to safeguard the access to sunlight both for existing dwellings, and for any

Summary (new buildings)

3.1.15 To assess a dwelling or non-domestic building which has a particular requirement for sunlight, the following should be provided:

- a plan showing the window wall facing within 90° of due south; and
- the centre of at least one window to a main living room can receive 25% of annual probable sunlight hours, including at least 5% of annual probable sunlight hours in the winter months between 21 September and 21 March.

3.1.16 Where groups of dwellings are planned, site layout design should aim to maximise the number of dwellings with a main living room that meets the above recommendations.

nearby non-domestic buildings where there is a particular requirement for sunlight. People are particularly likely to notice a loss of sunlight to their homes and if it is extensive then it will usually be resented.

3.2.2 Obstruction to sunlight may become an issue if:

- some part of a new development is situated within 90° of due south of a main window wall of an existing building (Figure 27);
- and the subtended angle of the new development is greater than 25° to the horizontal measured from the centre of the lowest window to a main living room (Figure 34).

3.2.3 To assess loss of sunlight to an existing building, it is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. In non-domestic buildings, spaces which are deemed to have a special requirement for sunlight should be checked; they will normally face within 90° of due south anyway.

3.2.4 A point at the centre of the window on the outside face of the window wall may be taken. In the case of a floor-to-ceiling window such as a patio door, a point on the centre line of the window 1.6 m above the ground or balcony level in the case of an upper storey window) may be used, again on the plane of the outside surface of the wall. If the main living room of a dwelling has a main window facing within 90° of due south, but a secondary window facing within 90° of due south, sunlight to the secondary window should be checked.

3.2.5 If the window point can receive more than one quarter of APSH (see section 3.1), including at least 5% of APSH in the winter months between 21 September and 21 March, then the room should still receive enough

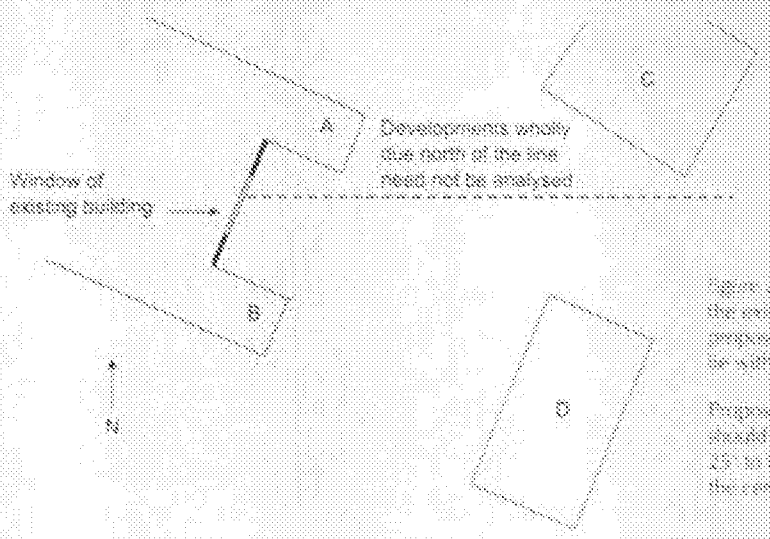


Figure 3.7 In assessing the sunlighting impact on the existing window, no check need be made for proposed extension A and new building C, as they lie within 90° of due north of the window.

Proposed extension B should be checked, as should new building D if it extends more than 25° to the horizontal, measured in section from the centre of the window.

sunlight. The sunlight availability indicators (Figures A2, A3 and A4) in Appendix A can be used to check this.

3.2.6 Any reduction in sunlight across below this level should be kept to a minimum. If the available sunlight hours are both less than the amount above and less than 0.8 times their former value, either over the whole year or just in the winter months (21 September to 21 March), then the occupants of the existing building will notice the loss of sunlight; if the overall annual loss is greater than 4% of APSH, the room may appear colder and less cheerful and pleasant.

3.2.7 It is not always necessary to do a full calculation to check sunlight potential. The guideline above is met provided either of the following is true:

- If the distance of each part of the new development from the existing window is three or more times its height above the centre of the existing window (NB obstructions within 90° of due north of the existing window need not count here).
- The window wall faces within 90° of due south and no obstruction, measured in the section perpendicular to the window wall, subtends an angle of more than 25° to the horizontal (figure 14 in section 2.2). Again, obstructions within 90° of due north of the existing window need not be counted.
- The window wall faces within 20° of due south and the reference point has a VSC (section 2.1) of 27% or more.

3.2.8 In certain situations care needs to be taken in applying these guidelines. For example if the proposed new development is one of a number of successive extensions to the same building then the total impact on sunlight due to all the extensions should be assessed. On the other hand, if the existing building stands unusually close to the common boundary with the new development, or has a large balcony or overhang above the window, then a greater reduction in sunlight access may be unavoidable. The guidelines are purely advisory. Planning authorities may wish to use different criteria based on the requirements for sunlight in particular types of developments in particular areas. Sometimes a larger reduction in sunlight may be necessary if new development is to match the height and proportion of existing buildings nearby.

3.2.9 Balconies and overhangs above an existing window tend to block sunlight, especially in summer. Even a modest obstruction opposite may result in a large relative impact on the sunlight received. One way to demonstrate this would be to carry out an additional calculation of the APSH, for both the existing and proposed situations, without the balcony in place. For example, if the proposed APSH with the balcony was under 0.8 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of sunlight.

3.2.10 It is good practice to check the sunlighting of gardens or existing buildings. This is described in Section 3.3.

Summary

3.2.11 If a facing room of an existing dwelling has a main window facing within 90° of due south, and any part of a new development subtends an angle of more than 25° to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely affected. This will be the case if the guidelines given below are not met:

- the new development subtends an angle of more than 25° to the horizontal measured from the centre of the lowest window to a habitable room, and
- the vertical sky component (VSC) is less than 27%, and
- the VSC is less than 0.8 times its former value, and
- the area of the working plane in the room which can receive direct sunlight is reduced to less than 0.8 times its former value.

3.3 GARDENS AND OPEN SPACES

3.3.1 Good site layout planning for daylight and sunlight should not only aim to provide good natural lighting inside buildings. Sunlight in the spaces between buildings has an important impact on the overall appearance and attractiveness of a development. It is valuable for a number of reasons, for:

- providing attractive sunlit views (all year)
- making outdoor activities like sitting out and children's play more pleasant (mainly summer months)
- encouraging plant growth (mainly spring and summer)
- drying out the ground, reducing moss and slime (mainly in colder months)
- melting frost, ice and snow (in winter)
- drying clothes (all year).

3.3.2 The sunlit nature of a site can be enhanced by using some of the techniques described in Section 3.1. This could be done using low rise, low density housing to the south, with taller, higher density housing to the north of a site, and by opening out courts only to the southern half of the sky. Special care needs to be taken in the design of courtyards as often these can turn out to be useless and unappealing.

3.3.3 The availability of sunlight should be checked for all open spaces where it will be required. This would normally include:

- gardens, usually the main back garden of a house
- parks and playing fields
- children's playgrounds
- outdoor swimming pools and paddling pools
- sitting out areas such as those between non-domestic buildings and in public squares
- focal points for views such as a group of monuments or fountains.

3.3.4 Each of these spaces will have different sunlighting requirements and it is difficult to suggest a fixed and fast rule. However, it is clear that the worst situation is to have spaces on areas on which the sun only shines for a limited period over a large part of the year (Figure 28). The equinox (21 March) can be chosen as a date for assessment here.

3.3.5 Poor sunlighting of outdoor spaces can occur with certain forms of layout. If a long face of a building faces close to due north then there will be an area shielding the building which is permanently in shade at the equinox (and hence all winter). Areas slightly further from such a building face will only receive sunlight for a limited time at the beginning or end of the day.

3.3.6 Areas of this sort can also occur at buildings with an enclosed or partly enclosed space which is blocked off from the southern half of the sky. Figure 29 illustrates some typical examples. It is often possible to redesign the layout so as to minimise these areas, either by reorienting buildings or by opening up more to the south or northwards.

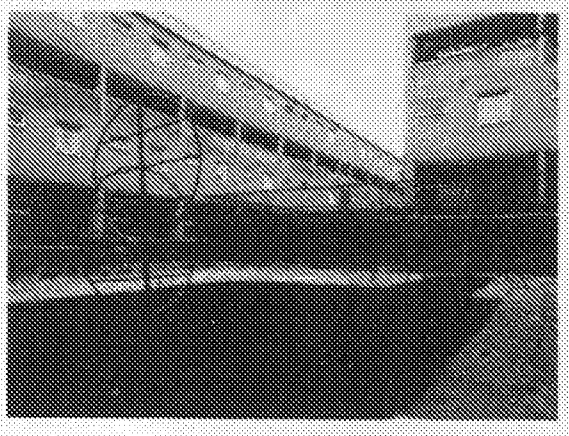


Figure 28 This outdoor space is in shade all winter. It is grim and underused.

3.3.7 As a check, it is recommended that at least half of the amenity areas listed above should receive at least two hours of sunlight on 21 March. It is instructive to draw the "two hours sun contour" which marks this area on plan because the use of specific parts of a site can be planned with sunlight in mind. This could include reserving the greatest parts of the sun for gardens and sitting out, while using the shadier areas for car parking or services. Shade is often valued in car parks (Figure 30). If a detailed calculation cannot be carried out, and the area is a simple shape, it is suggested that the centre of the area should receive at least two hours of sunlight on 21 March (see Appendix A).

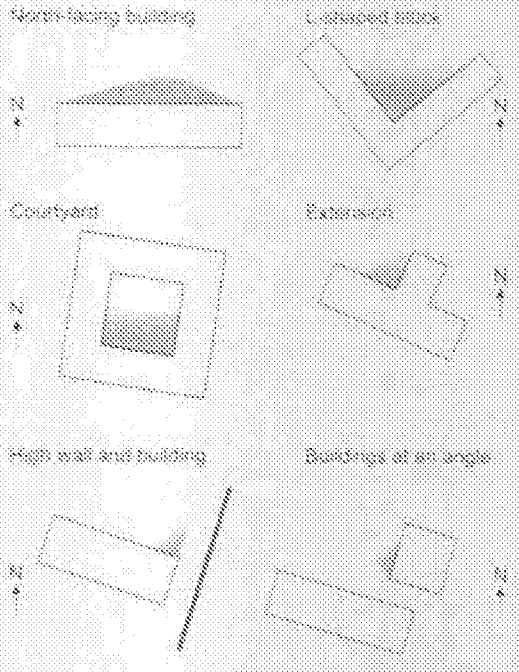


Figure 29 Layouts where poor sunlighting on the ground can occur. The shaded areas will receive no sunlight at the equinox.

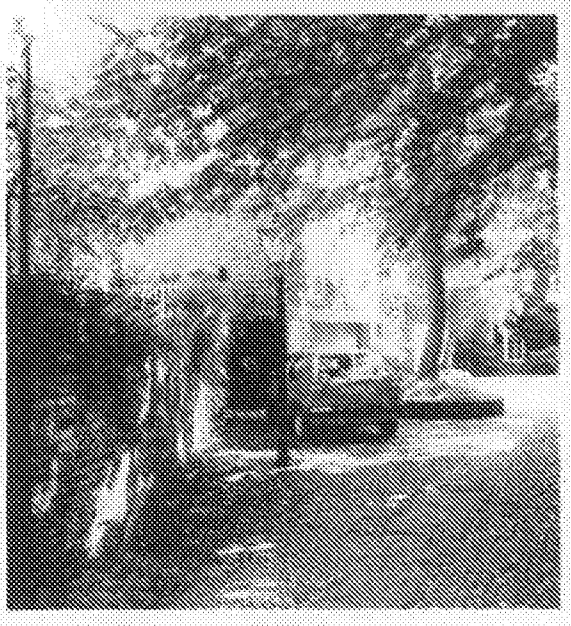


Figure 10 Shadier areas can usefully be reserved for car parking



Figure 11 A dense belt of evergreen trees should be treated as an obstruction to sunlight

3.3.8 Locations which can and cannot receive two or more hours of sunlight on 21 March may be found using the sun-on-ground indicator (Appendix C)[1]. Sunlight at an altitude of 10° or less does not count, because it is likely to be blocked by low level planting anyway. In working out the total area to be considered, driveways and hard standing for cars should be left out. Around housing front gardens which are relatively small and under-used public footpaths should be omitted; only the main back garden should be considered. Each individual garden for each dwelling in a block should be considered separately.

3.3.9 The amount of whether trees or hedges should be included in the calculation depends upon the type of shade they produce. Deciduous trees and shrubs need not be included, partly because their shapes are almost impossible to predict, and partly because the dappled shade of a tree is more pleasant than the deep shadow of a building (this applies especially to the shade from beneath a horse chestnut). Locations for tree planting with care. The aim should normally be to have some areas of partial shade under trees while leaving other parts of the garden or amenity area in full sun. Where a dense belt or group of evergreens is specifically planted as a windbreak or for privacy purposes, it is better to include their shadow in the calculation of shaded area (Figure 11). The growth of trees and their likely final size should be allowed for. Appendix B gives more details about shade from trees and hedges.

3.3.10 Fences and walls cast larger shade than trees and their positions can often be predicted. As a guide, shadows of walls or opaque fences greater than 1.5 m high should be included in the calculation. Where low fences or walls are intended to enclose or define areas but let through sunlight, no calculation of shadows is necessary.

3.3.11 The above guidance applies both to new gardens and amenity areas and to existing ones which are affected by new developments. If an existing garden or outdoor space is already heavily shaded then any further loss of sunlight should be kept to a minimum. If the ground within, say, 10 m as a result of new development the area which can receive two hours of direct sunlight on 21 March is reduced to less than 0.8 times its former size, this further loss of sunlight is significant. The garden or amenity area will tend to look more heavily overshadowed.

3.3.12 For cases of areas, particularly in public open spaces, it is suggested that a more detailed study of sunlighting potential be carried out, using a prediction tool such as one of the sunpath diagrams (Figure A5, A6 and A7 in Appendix A or the BRE sunlight availability protractor for shadow plotting.

3.3.13 Where a large building is proposed which may affect a number of gardens or open spaces it is often worthwhile to give a shadow plan showing the location of shadows at different times of the year, e.g. 21 March. This can be done by using the sun-on-ground indicator in reverse (Figures C1 and C2 in Appendix C). For other times of year the sunpath indicators (Figures A5, A6 and A7 in Appendix A) may be used. Alternatively computer software may be used to plot the shadows.

[1] The sun-on-ground indicator is available as a set of individual hemispheres, Superimposed and individual, AP 2001, available from www.ibstockbrick.co.uk.

Where there are existing buildings as well as the proposed one, 'before' and 'after' shadow plots showing the difference that the proposed building makes may be helpful. In interpreting the impact of such differences, it must be borne in mind that nearly all structures will create areas of new shadow, and some degree of transient overshadowing of a space is to be expected.

3.3.14 If a space is used all year round, the equinox (21 March) is the best date to use when preparing shadow plots as it gives an average level of shadowing. Lengths of shadows at the autumn equinox (23 September) will be the same as those for 21 March, so a separate set of plots for September is not required. However, clock times of the September shadows will be one hour later, because British Summer Time (BST) will be in force. Shadow plots should state clearly whether the time of the plot is in Greenwich Mean Time (GMT) or BST. BST is currently in force from April to October inclusive.

3.3.15 As an optional addition, plots for summertime (eg 21 June) may be helpful as they will show the reduced shadowing then, although it should be borne in mind that 21 June represents the best case of minimum shadow and that shadows for the rest of the year will be longer. Conversely, winter shadows (eg 21 December) are plotted, most low buildings will cast long shadows. In a built up area, it is rather rare for large areas of the ground to be in shadow in December.

3.3.16 If a particular space is only used at certain times of day or year (eg a cafe, outdoor performance area or school playground) it is instructive to plot shadows for those specific times.

Summary

3.3.17 It is recommended that for a new housing development with the aspiration that most of the rooms in the scheme will receive at least two hours of sunlight on 21 March, it is a useful first step to approach an existing part of the scheme and check that from the centre and the edge of each room there is at least a 25° angle of unobstructed visible sky. If the angle is less than 25° for the centre point of a window, then the room will receive adequate sunlight. If a detailed calculation cannot be carried out, it is recommended that the centre of the area should receive at least two hours of sunlight on 21 March.

- A conservatory, although it may be possible to see into the conservatory, it will be less easy to see into the living rooms behind it.
- Adjustable curtains or shutters allow the occupants to control the degree of privacy.

5.4 SECURITY

5.4.1 There may be occasional conflicts between site layout design to provide sunlight and daylight, and security requirements. These may occur in a number of ways.

- To ensure good overall sunlight and daylight in a housing estate it is usually better to space out dwellings evenly, while grouping homes in small clusters promotes neighbourliness and natural surveillance.
- It may be necessary to erect high walls or fences, eg where the rear of a property faces open ground.
- Windows may need to be positioned so that occupants can view areas immediately adjacent to a building. These may not be the best positions for access to sunlight and daylight.
- For maximum sunlight in gardens and planted areas it is best to park cars in shared areas. However, for security, cars should be easily seen from the occupied building.

5.4.2 These conflicts can usually be resolved by careful site layout design.

5.5 ACCESS

5.5.1 With careful site layout planning it is possible to satisfy the needs for both pedestrian and vehicle access, and adequate sunlight and daylight. The spaces occupied by roads and footpaths will bring sunlight and daylight into a layout. Tall buildings can be sited to the south of larger road junctions where they will cast shadows on roads rather than on other buildings.

5.5.2 Nevertheless there is often a three-way conflict between good natural lighting, access and privacy (Section 5.3). For maximum privacy large windows should not face roads or other public spaces, even though they would probably receive most sunlight and daylight there. In practice this problem may be overcome by having private spaces such as front gardens, or shading devices like net curtains.

5.5.3 Problems with road and footpath layouts may occur in passive solar estates. The best type of road pattern for solar access is a series of long east–west roads with shorter north–south link roads. However, in residential areas shorter, curving roads are usually favoured because they will reduce traffic speed and produce a succession of smaller, more visually interesting spaces. Such a road layout will require greater consideration in the design of passive solar housing.

Detached houses or houses with road collectors may be used on north–south roads, perhaps with gable ends facing the road.

5.6 ENCLOSURE

5.6.1 To achieve good natural lighting within a site, there needs to be enough space between buildings. However, in built up areas the perceived quality of an outdoor space may be reduced if it is too wide and long compared to the height of the buildings that surround it. It may lack human scale and a sense of enclosure.

5.6.2 For higher densities it is still possible to retain a sense of enclosure along with reasonable sunlight and daylight. In linear spaces, such as a street between two rows of terraces, a spacing-to-height ratio of 2:5 would still appear enclosed but not affect too much natural light. Conflicts can occur in courtyards. It has been suggested that to appear as an enclosed space a courtyard should have a spacing-to-height ratio of 4 or less. However, courtyards of this shape, completely enclosed on all four sides, will have less than ideal natural lighting. Rooms lit by windows near the corners of the courtyard may appear gloomy and heavily obstructed, and sunlight will only reach half or most of the courtyard in winter.

5.6.3 Such problems can be overcome in a number of ways.

- Including gaps between buildings, especially on the south side of a courtyard, will improve access to sunlight and daylight. If the gaps are not too large the space will still appear reasonably enclosed.
- A larger space between buildings can be 'broken up' by vegetation or well defined changes in ground level into what appears to be a number of smaller spaces.
- Reducing the width of an outdoor space and the height of the enclosing buildings, while keeping the ratio of the two the same, will increase the sense of enclosure while slightly increasing the natural light available at working head level.
- In some circumstances the need for daylight at ground floor level may not be so great, eg where shops occupy the ground floor. Alternatively the ground floor areas could be reduced and they could be in perimeter from the less obstructed side.
- Smaller spacings could be compensated for by increasing window size, especially window head height and decreasing room depth. This is the approach adopted in Georgian buildings (Figure 31, Appendices C and F give advice on how to achieve this).

5.7 MICROCLIMATE

5.7.1 Access to daylight and sunlight is an important aspect of the microclimate around buildings. The other main element of microclimate is shelter, either from the wind or from excessive solar heat gain in summer.

5 OTHER ISSUES

5.1 INTRODUCTION

5.1.1 Daylight and sunlight are only two of the issues that need to be considered at the site layout stage. This section briefly mentions some of the other issues which may have an impact on the natural lighting of a layout. Further information can be found listed in the Bibliography.

5.2 VIEW

5.2.1 At the site layout stage in design the needs for view and for daylight rarely conflict: an open, well daylit layout will usually provide reasonable views. There is often a need for specific close views near to a building, eg for supervision of children playing in a garden, or for security reasons (see below). In this case it may not always be desirable to place windows where they will receive the most daylight or sunlight.

5.2.2 This may constrain the design of passive solar homes. Rooms on the south side of such homes should have enough window area to provide reasonable views out where these are required. This particularly applies to kitchens, which on thermal grounds would normally be sited away from the well glazed south façade.

5.3 PRIVACY

5.3.1 Privacy of houses and gardens is a major issue in domestic site layout. Overlooking, both from public roads and paths, and from other dwellings, needs to be considered. The way in which privacy is achieved will have a major impact on the natural lighting of a layout. One way is by remoteness: by arranging for enough distance between buildings, especially where two sets of windows face each other. Distance helps provide visual privacy but does not guarantee it. An early study[7] suggests complete visual privacy indoors is only achieved at distances of 90 m or more. Recommended privacy distances are usually less than this but vary widely, typically from 18 m up to 35 m. A spacing-to-height ratio of just over two is normally enough to allow adequate daylighting on building faces (but see low-rise housing, if these privacy distances are applied, good natural lighting in the layout will ensue automatically. However, smaller scale checks, eg on overshadowing by extensions, may still be necessary.

5.3.2 The second way of achieving privacy is by design: high walls, projecting wings and outbuildings block direct views of windows. In this situation natural lighting is often reduced, both because the visual screens themselves block it, and because the spacing between buildings may be much less. To achieve good sunlight and daylight in this type of layout the guidance in Sections 2 and 3 needs to be followed carefully.

5.3.3 Trees, hedges (Appendix H), fences and walls can all provide screening and enhance privacy. However, they also tend to block daylight and sunlight. For visual privacy, screens need to be above standing eye height. Higher screens will block more sunlight and daylight with little extra privacy benefit. Completely opaque barriers give the best privacy but block most light. Porous screens and hedges give a degree of privacy which is enhanced if:

- the holes are neither too large nor very small and regular;
- people outside cannot get right up to the barrier to peer through;
- the barrier is light coloured, superimposing a bright distracting pattern on the view in;
- the barrier has depth, restricting viewing angles into the property.

For shielding of gardens, decorative hedges and shrubs may be an acceptable compromise. They let through sunlight in winter, but provide effective screening in summer when most outdoor activities take place.

5.3.4 Where external protection cannot provide visual privacy, windows may need to be screened in some way.

- Obscuring glass lets through light but does not allow a view out. Such obscuring feature is required on the glass otherwise a distorted view may be possible. Frosted glass either has an overall transmittance similar to, or slightly less than, clear glass. Tinted glass usually has a lower transmittance.
- Reflective glass or light coloured net curtains allow a view, but are ineffective at night[7]. Reflective glass also reduces the amount of daylight entering.
- Narrow windows with deep reveals restrict viewing into property, although they reduce incoming daylight and sunlight.

[redacted]

View from the flat over garages at marllets court. Note the sky above will be completely obscured by a 4 storey building set 1m above ground level around 12m from this window.



Sent from my iPhone

AHA!- Affordable Housing in Arundel

Flood and Drainage Statement

Background

In the preparation of this statement AHA! have:

a) consulted all residents of 20-50 Fitzalan Road;
b) spoken to the Southern Water technical department;
c) studied the surface water and foul water maps;
d) Spoken to Paul Cann of Arun District Drainage department;
e) met Catherine Marriott of Southern Water on site; and,
f) met Andy Walker of the Environment Agency on site.

1. Foul water:

The position is as follows:-

a) Fitzalan Road is low-lying and has a foul water sewer running down in its centre from south-west to north-east;

b) in times of heavy rain, surface water runs into the road gullies and discharges into the river via flap flanges;

c) when the river is high, the flap flanges do not open and the surface water backs up, enters the foul water sewer system and enters the site of Greenhurst which is a natural attenuation pond being around 1.8-2m AOD compared with the road which is at 2.7-2.9m AOD;

d) the foul water sewer then overflows as a consequence of excess surface water discharging into it and due to general overloading; resident of parts of Fitzalan Road regularly and over many years suffer from foul water discharging from manholes in their gardens, driveways and in the road. Additionally, the foul water backs up into their WCs (see photos in this section of the bundle). It should be emphasized for the avoidance of any doubt that the water is not rain water but human waste spewing up through the manholes without any warning. The human waste sits in peoples gardens, driveways and in the road until Southern Water attempt to clean it up. Inevitably it sits in flower beds and lawns and cannot be completely cleared up. The health implications are far reaching and it is truly shocking that people have been forced to live in such conditions for many years now- this is an intolerable state of emergency that Southern Water, the Town Council, Arun and the Local MP have all been made aware of since at least 2009 and must be resolved as a matter of urgency;

e) the proposal states that 45 flats potentially occupied by around 70-80 residents (with visitors and carers/staff) will be discharging their foul water into the sewer. Currently approximately 150 modestly sized properties discharge along the sewer so an addition of 45 will be a significant increase. This will further over load the already overloaded sewer.

Statement: Any development that increases loading on the sewer and exacerbates the existing state of emergency should be refused for this reason alone. This is a view supported by Arun, Southern Water and the EA. A full independent assessment and survey must be undertaken that guarantees this position prior to any planning application being determined. Development of the site should only take place after the existing state of emergency has been completely resolved.

2- Surface water:

The position is as follows:

a) Greenhurst and its substantial garden represents approximately 1/3 of the development site;

b) The garden of Greenhurst lies between 1.8 and 2m AOD which is 1m below the road level which is between 2.7 and 2.9 AOD (as disclosed by the topographical survey by David James Architects acting for the developers);

c) During the winter about ¼ of the garden sits in circa 200mm of water (sometimes more during heavy rain periods). See photos within this section of the bundle;

d) Further, photographic evidence appended hereto and the aforementioned topographical survey shows that there was large pond in the front garden of Greenhurst which residents also recall;

e) The whole garden of Greenhurst is therefore a natural attenuation pond and soakaway which holds and/or infiltrates excess surface run off for the whole neighbourhood and the road;

f) The Drainage Strategy report dated July 2017 undertaken by Arch Associates for the developers states at page 4 para 2 under heading: *"Existing site drainage"*: *"surface water from large areas of hardstanding is drained via gullies, which either drain to soakaway or combine with the foul drainage"*. Evidently, the natural soakaway for the site and surrounding area will be lost once Greenhurst is build over so the surface water which runs down hill from west to east along Fitzalan Rd to Greenhurst , which is the lowest point, will no longer enter Greenhurst but will be forced to enter the combined surface and foul water sewer via the manholes and pipe collars leading to further overloading on the foul sewer;

g) The proposed development of the Greenhurst part of the site comprises around 95% of building or hard landscaping in the form of car park;

h) The developers have proposed raising up the surface of the site, creating a permeable surface for water to infiltrate under the site and allowing the driveway to be formed of a permeable surface so water can infiltrate;

i) The developers claim that the permeable surface of the driveway will be maintained in perpetuity. Crucially there is no guarantee of this perpetual maintenance nor can this be adequately conditioned or policed. In the event of poor maintenance water will:

i) enters the road causing highway flooding;

ii) enters the gardens it Queens Lane which the developer's plans show as lower than Greenhurst and the drainage report infers; and/ or;

j) enter the foul water sewerage system exacerbating the foul water flooding explained under point 1 above.

Further, it is unclear when and how the site maintenance team will know when their permeable soakaway has silted up? Presumably they will know when it starts to flood but not before. At that point around 20 houses in Fitzalan Road will be once again inundated with foul water. Further, it is unclear where the water under the permeable surface will actually dissipate to.

k) Alarmingly for residents of Queens Lane, the developers plan show that the gradient slopes towards their gardens. This needs to be redesigned to not cause flooding danger from surface run off into adjoining property to the rear which will be lower than the "built up" car park;

l) It seems the developer have conducted infiltration test to assess the water table and soakaway rates. The tests were conducted in summer and are therefore irrelevant;

m) the site floods in winter (see photos in the bundle);

n) there is therefore no spare capacity.

Statement 1: Any development that removes the natural soakaway and the natural attenuation ponds at Greenhurst and consequently exacerbates flooding by surface or foul water should be refused.

Placing a planning condition on the development such that the developer must provide a winter infiltration test does not go far enough. Planning should not be grated until the winter infiltration test can justify that development of the land is safe. It is well know that planning conditions can be blunt instruments and the Local Authority is unlikely to risk an Adverse

Costs Order or being sued for damages by placing a Stop Notice on a multi million pound development due to a breach of planning condition.

Statement 2:
The Flood Risk Assessment conducted by the developer is a partisan document in that the engineers will have been specifically employed to not find problems and only find convenient solutions. It must be viewed whit scepticism. Further, the FRA, Drainage Strategy Report and the Sequential Test were all only conducted on the Blastreat side of the site (which is conveniently the highest part AOD). This goes to show that the developers "independent" advisers nor the developers themselves can be trusted to conduct this matter correctly. We submit that any reports produced by these developers should be subjected to peer review from an independent body of experts to assess the impact on the current state of emergency for residents of parts of Fitzalan Road.

Other:

1. It is also been confirmed by the EA that standing water does sometimes lie in the highway at Fitzalan Road and we are concerned on the effect that may have on highway safety so close to the blind bend in Fitzalan Road. This position will be exacerbated by the influx of around 70-80 elderly occupants each accessing and egressing the proposed development through standing water.

AHA! Affordable Housing in Arundel

Flood Risk Assessment Analysis, Drainage Strategy and Sequential Test Analysis

1. Flood Risk Assessment Analysis

AHA! has studied the Flood Risk Assessment undertaken by Arch Associates dated July 2017.

The Flood Risk Assessment appears to be defective for the following non-exhaustive reasons:

Adopting the paragraph numbering within the FRA:

Para 2.6: "*A topographical survey of the site was conducted by Baypoint Surveys Ltd in Oct 2016, refer to appendix 4*".

There is no appendix 4 but there is an appendix 3 which shows a topographical surveyor was only carried out on the Blastreat part of the site and there is no topographical surveyor for the Greenhurst site. This is important because the Greenhurst part of the site is substantially lower then the Blastreat site, and the Greenhurst part is the natural soakaway and attenuation pond whereas Blastreat is largely hard standing and represents a less contentions flood risk area.

In the absence of a proper assessment of the full site the rest of the report is defective and must be set aside.

Para 2.7 "*the site is generally flat with levels circa 2.5m to 2.6m AOD*".
This incorrect statement reaffirms our contention regarding the site of Greenhurst being un-surveyed. According to the published site survey plans by the developer's architects Messrs David James Architects & Partners Ltd, does range between circa 2.5- 2.6m but Greenhurst ranges between 1.835m and circa 2.2m AOD. The difference of 700mm between the incorrect lowest point that the FRA is based on (2.5m AOD) and the correct figure (1.83m AOD) , is, in flood risk terms, highly material.

Para 7.1 The Environment Agency "*flood zone map*" does not show the whole site. Only the highest part namely Blastreat.

Para 7.2 the "*defended tidal flood map*" again only shows the highest 2/3rd of the site.

Appendix 2: each of the 6 maps again only show and refer to the highest 2/3rd of the site.

Statement: Flooding is clearly one of the most major constrains in respect of this site as identified by the Neighbourhood Plan (see extract in this bundle entitled Neighbourhood Plan. See also the significant issues raised

regarding sewerage issues under the section of this bundle entitled flooding.)

Consequently, to issue a FRA which is so fundamentally defective, invalidates the whole planning application because the statutory consultees (including Arun Drainage Department, EA and Southern Water) cannot make an informed assessment without the correct data. Further, a valid FRA is a requirement pursuant to the Local and National Validation Checklist requirements. A breach of the Validation process exposes the application to either being called in or subject to Judicial Review.

2. Drainage Strategy

The drainage strategy report was also conducted by Arch Associates.

Para 2: *"the site is generally flat at circa 2.6m AOD".*

Appendix 1: topographic survey only relates to Blastreat 2/3rd of the site not the lower (more relevant) part known as Greenhurst.

Statement: The drainage report is therefore invalid so the application is also invalid for the same reasons as the FRA as stated above.

3. Sequential Flood Risk Assessment (dated July 2017)

Para 2.1.3 *"the site is located within flood zone 3 but existing defences reduce the predicted 1 in 200 year event +climate change level to 2.55 AOD (maximum) which is below the majority of the existing site topography".*

This statement infers that the Sequential FRA has repeated the mistakes made by Arch Associates (who had already completed their FRA and Drainage Report) and not taken into account Greenhurst, which, as stated above, is predominantly below 2m AOD.

For the avoidance of doubt, the same mistake is repeated in para 8.3.2.

Statement: The sequential FRA test is based on the wrong area of land and incorrect site topographical heights AOD so is invalid for the same reasons as the FRA and the Drainage Report as stated above.

AHA! Affordable Housing In Arundel

Flooding Evidence

Hi Adrian
Copy of E-mail sent to Arundel Town Council as requested PDF attached

Show original message
On Friday, 7 April 2017, 16:01, Gil Janson [redacted] wrote:

Dear Sir/Madam
In response to your letter to residents of Fitzalan Road:
During 2008 and 2009 we experienced sewerage and draining problems on our property at 44 Fitzalan Road. Neighbouring properties were also affected. Copies of correspondence relating to these problems are attached in a PDF file. We are able to provide photographic evidence of the results of some of the issues if required.
The "solution" which Southern Water has provided since then involves sending tankers to clear the pump at times of heavy rainfall and the provision of an extra, smaller pump at No. 34 Fitzalan Road.
From the notes of the meeting with Southern Water representatives held in December 2009, it will be clear that Southern Water stated that they were not prepared to install a new pumping station to replace the existing one.
Consequently, we live with an overloaded and inefficient pumping station, which is dependent on the provision of tankers to clear it, and the threat that we could lose our sewerage and drainage services at any time.
We have not experienced any problems at our own property lately although our neighbour at No.36 has done, as recently as December 2016/January 2017.
We are particularly concerned that the proposed development at the Blastreat site will put extra strain on the road's sewerage and drainage and therefore affect our property.
Yours sincerely
Gil and Annie Janson

44 Fitzalan Road
Arundel
West Sussex BN18 9JS

21 January 2008

Customer Support
Southern Water
Southern House
Yeoman Road
Worthing BN13 3NX

Dear Sirs

Re: **Drains in Fitzalan Road, Arundel**

Once again, Southern Water has had to send lorries to the pumping station in Fitzalan Road to pump out the excess waste water as the existing pump and drains are unable to cope with the amount of water which occurs whenever we have a heavy rainfall. This time, the lorries were required for over a week, sometimes all night as well as during the day. While the residents of Fitzalan Road are grateful for the provision of this service, it does not provide a long term solution to the inefficient drains in the area.

We pay for and expect an appropriate service and we should not need to telephone Southern Water whenever it rains hard because our drains and toilets are backing up. Furthermore, we would expect that a record of the number of calls and reports of the breakdown in drainage service would be kept by Southern Water, although this does not seem to be the case. When my neighbours reported the most recent problems with the drains to Southern Water, they were told that this had never happened before and that it was not Southern Water's responsibility. Another neighbour called Southern Water shortly after this and initially received the same response from the operator, who, after a pause, agreed that a previous call had been received and that some action would be taken. Soon afterwards, the lorries arrived at the pumping station.

As we have endured this situation for several years now, it is of concern to us that there are plans to build more houses in Fitzalan Road, but we have heard of no plans to improve or extend the drainage and pumping service. Naturally, any planning requests are met with objections by existing residents.

I would welcome a response from you on these matters.

Yours faithfully

Mrs D A Janson

cc Planning Department, Arun District Council
Nick Herbert, MP

Southern Water

Mrs Janson
44 Fitzalan Road
Arundel
West Sussex
BN18 9JS

Your Ref:

Our Ref:
CSMS 2658086
Date:
28 January 2008
Contact:
[redacted]

Dear Mrs Janson

Drainage issues

Thank you for your letter received on 22 January 2008 concerning the drainage system serving your area, including the pumping station. I am sorry to learn of the repeated inconvenience and distress caused.

I have discussed the situation with our local Section Leader, John Pendrey, who is responsible for the maintenance of the pumping station. I am pleased to advise you that a new pump is on order and will be fitted by mid-February. It is expected that this will alleviate further problems.

However, the system is suffering from hydraulic overload due to infiltration of rainwater and is also affected by river levels and spring tides. Our County Sewerage Engineer is preparing the documentation for a general investigation of the sewers. However, I have been unable to obtain a time-scale for the implementation of the project.

I hope this helps and I have enclosed a copy of our complaints procedure for your information.

Yours sincerely,

[redacted]

Ms D Ratcliffe
Senior Customer Relations Advisor

[redacted]

44 Fitzalan Road
Arundel
West Sussex BN18 9JS

14 February 2009

Nick Herbert MP
House of Commons
London SW1A 0AA

Dear Mr Herbert

I enclose a copy of a letter to Southern Water, together with a copy of a list of residents affected by the problems caused by the inefficient pump in Fitzalan Road. Last year you kindly wrote to Southern Water on our behalf but I regret that the situation remains the same. We are therefore going to pursue the matter through the formal complaints procedure.

I would be most grateful if you would support our complaint in any way you consider appropriate.

Yours sincerely

[redacted]

Mrs D A Janson

44 Fitzalan Road
Arundel
West Sussex BN18 9JS

14 February 2009

The Consumer Council for Water
4th Floor South
52/54 High Holborn
London WC1V 6RL

Dear Sirs

I enclose the following copies:

1 Letter of complaint to The Customer Relations Officer, Southern Water
2 List of residents affected by the problem who wish to add their names to this complaint
3 Letter to Nick Herbert, MP

I would be grateful if you would take up this matter, with which we intend to proceed as a formal complaint against Southern Water.

Yours sincerely

[redacted]

Mrs D A Janson

14 February 2009

To The Customer Relations Officer
Southern Water
PO Box 41
Worthing

The undersigned, as residents of

Nos 44, 38, 36, 34, 32, 28, 24, 22, 20, 40, 42
50, 46.

Fitzalan Road, Arundel, West Sussex, wish to register a formal complaint about Southern Water's maintenance of the pump in Fitzalan Road. Please refer to the enclosed copy letter from Mrs D A Janson for details.

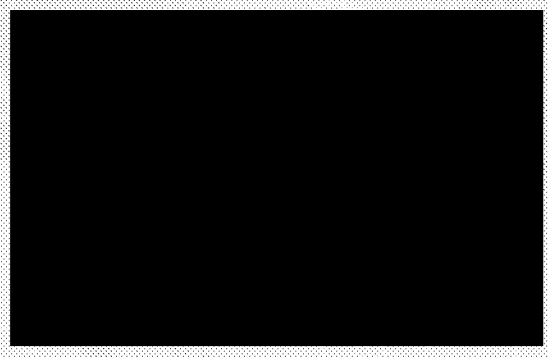
Name	Signature
D A JANSON	[redacted]
H. L. WATLING	
G B WOOD-DAVIES	
P BUCHANAN	
D. JEAN	
MRS E NICHOLLS	
Miss J. Crawley	
Ms S J PHELPS	
MRS. J. MARTIN	
ANN DARK	
MARGARET BEANAN	
D POTTER	

PTO

ELIZABETH STRINGER.

JOAN HELEN WATLING

BASIL AND JILL PRATT.



44 Fitzalan Road
Arundel BN18 9JS

14 February 2009

The Customer Relations Officer
Southern Water
PO Box 41
Worthing BN13 3NZ

Dear Sir or Madam

I am writing yet again to register my dissatisfaction with the condition of the drainage system in Fitzalan Road. On 26 January the drains failed and we had to request Southern Water to take remedial action on the pump. Again, on Monday 9 February residents of Fitzalan Road contacted Southern Water because the drainage system was not working. Our toilets were backing up and our gardens were beginning to flood. Despite numerous calls, the lorries required to remedy the problem with the pump were not sent until two days later, by which time some of the gardens were awash with sewage.

On Tuesday 10 February I videoed a drain cover situated on public ground next to No 50 Fitzalan Road which was bubbling continuously. The following day I photographed the same drain cover, which was surrounded by drying sewage. I stress again, this was public ground, where people with children and dogs walk regularly.

Clearly, the drainage service for which we pay is not working efficiently. When I wrote to you on 21 January 2008, on the same subject, I received a reply from Ms D Ratcliffe, Senior Customer Relations Advisor. Ms Ratcliffe's letter, ref CSMS 2658086, dated 28 January 2008, stated:

> "I have discussed the situation with our local Section Leader, John Pendrey, who is responsible for the maintenance of the pumping station. I am pleased to advise you that a new pump is on order and will be fitted by mid-February. It is expected that this will alleviate further problems."

Can you confirm that this new pump was fitted and, if so, why are we continuing to experience these problems? The letter continued:

> "However, the system is suffering from hydraulic overload due to infiltration of rainwater and is also affected by river levels and spring tides. Our County Sewerage Engineer is preparing the documentation for a general investigation of the sewers. However, I have been unable to obtain a time-scale for the implementation of this project."

Has the said documentation been prepared yet? Can you tell me when this project is likely to be implemented?

Your complaints procedure states: "As a customer of Southern Water, you deserve a high standard of service from us." You must surely agree that the service we currently receive from Southern Water is below standard. We now plan to proceed with a formal complaint through your complaints procedure and will be forwarding a copy of this letter to the Consumer Council for Water. In addition, a statement of dissatisfaction signed by residents of those houses in Fitzalan Road which have been affected is enclosed with this letter. Copies will also be sent to our MP.

Yours faithfully

[redacted]

Mrs D A Janson

19.43 9/2/09

Floodwatch issued

Flooding of lowlying land & roads

11.45 pm

6.1 m above

wave h 2.09m

in force until 1.45 am

[redacted]

CONSUMER COUNCIL FOR Water

CCWater Ref: 090219-000248
Date: 20 February 2009

Mrs D Janson
44 Fitzalan Road
Arundel
BN18 9JS

Dear Mrs Janson

Thank you for sending us a copy of your letter of complaint to Southern Water. CCWater is here to represent your interests and to help you get your complaint resolved. Details of our role are set out in the enclosed leaflet 'Your right to complain'.

Southern Water received your letter on 17 February 2009 and are aware that we are now involved. Under the Guaranteed Service Standards, they must reply within 10 working days of receiving your written complaint. If they don't, they must pay you or credit your water services account in accordance with the scheme.

I have asked for details of how they resolved your complaint so that I can be sure they have fully dealt with your concerns. If not, I will contact them on your behalf. If you remain dissatisfied after the company's second stage review, you can ask us to investigate your complaint.

You are welcome to contact me direct either by phone or email (as shown below) if you would like to talk about your complaint. There is no charge for using our services.

You may be contacted by phone or post when we close your complaint for feedback about our service.

[redacted]

Consumer Council for Water - London & South East
PO BOX 61778, London, SW1P 9NB

[redacted]

Southern Water

Mrs D A Janson
44 Fitzalan Road
Arundel
West Sussex
BN18 9JS

Your Ref:

Our Ref:
CCMS 116383

Date:
26 February 2009

Contact:
[redacted]

Dear Mrs Janson

Re: Overflowing sewers at Fitzalan Road

Thank you for your letter received on 17 February 2009 about the recent incidents of foul flooding affecting you and your neighbours. In accordance with our Complaints Procedure this has been passed to me as a member of our Directors Review Team for investigation and reply.

May I say at once that we never consider incidents of this nature as acceptable, and Southern Water does treat all incidents of foul flooding from the public sewerage system seriously. When we are notified of such an incident we always aim to attend to prevent further flooding from occurring. A full clean up operation will be undertaken and where appropriate an investigation into the cause of the flooding will be performed.

Following, your communication with us last year, I would like to confirm that main pumping station located in Ford Road, Arundel has recently been overhauled to ensure that it works to full capacity to deal with the wastewater for the area. Both the pumping stations in Fitzalan Road feed into this station which then would be pumped to our Ford Wastewater Treatment Works for processing. All pumping stations for Arundel and catchment areas are up and running as designed.

Having received information from our Wastewater Manager for the area, investigations concluded that recent problems with foul flooding in Fitzalan Road were due to a combination of heavy rainfall, high tides and river levels. We have since completed work to install a flap to stop infiltration of river water into the public sewerage system, which during periods of bad weather adds to the problem of the system becoming overloaded.

[redacted]

Southern Water

As a result of the above improvements being made, this will allow the public sewerage system to work as designed, and will help in preventing further incidents of this nature occurring.

Thank you for also telling us your concerns about health risks from sewer flooding. I hope the following will reassure you that risks are very low.

At the request of various water companies and government regulators, the independent Water Research Centre has closely analysed the effect of sewage flooding.

Sewage largely consists of domestic waste from bathrooms and kitchens. Providing normal hygiene precautions are followed after exposure to sewage, you are unlikely to be placed under any risk.

In practice, a property that has been flooded is fit for use once disinfectant fumes have disappeared and the area has dried out. Tests with anti-bacterial cleaners applied to brick or timber show no trace of bacteria after one hour. Typically, a 24-hour drying period will be required after disinfectant has been applied. In areas where disinfectant is not used ultraviolet / Sunlight will normally kill any bacteria within a few hours.

I trust that you find the above information of assistance, and once again please accept my apologies for any distress and inconvenience caused. If you do have any further queries concerning this matter, please do not hesitate to contact me on the telephone number provided.

Whilst I hope you do not experience any further difficulties, I would request you contact our 24 Hour Call Centre on [redacted] should it be necessary. This will provide valuable information concerning the frequency and nature of the flooding and we will arrange for a sewer crew to attend and carry out a clean up operation.

Finally, I have attached a copy of our Floodcare and Complaints Procedure for your information.

Yours sincerely,

[redacted] Relations Advisor

CC. Consumer Council for Water

[redacted]

CONSUMER COUNCIL FOR Water

CCWater Ref. 090219-000248
Date: 26 February 2009

Mrs D Janson
44 Fitzalan Road
Arundel
BN18 9JS

Dear Mrs Janson

We referred your complaint to Southern Water and asked the company to contact you directly. I have been monitoring the outcome to your complaint and I understand that the company has since contacted you. I hope that you feel that the company has taken account of your concerns following the involvement of the Consumer Council for Water.

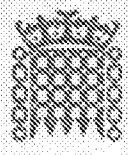
However, if you feel your complaint has not been satisfactorily resolved, please contact me either by telephone or e-mail (as shown below) and I will let you know if there is anything else we can do to help.

You may be contacted by phone or post shortly for feedback about our service as we close your complaint. This will help us to improve the way we assist customers.

[redacted]

Consumer Council for Water - London & South East
PO BOX 61778, London, SW1P 9NB
[redacted]

Nick Herbert MP
Arundel & South Downs



HOUSE OF COMMONS
LONDON SW1A 0AA

Mrs D A Janson
44 Fitzalan Road
Arundel
West Sussex
BN18 9JS

17th February 2009

Dear Mrs Janson

Thank you for sending me a copy of your letter to Southern Water. I am sorry to learn that you are experiencing problems with drainage in Fitzalan Road yet again and it must be particularly unpleasant with the rainfall we have had. I have written to the Chief Executive of Southern Water and I will be in touch again as soon as I receive his reply.

With kind regards.

Yours sincerely

[redacted]

NICK HERBERT

[redacted]

Southern Water

Contact us at
www.southernwater.co.uk

sewerage system to work as designed, and will help in preventing further incidents of this nature occurring.

Thank you for also telling us your concerns about health risks from sewer flooding. I hope the following will reassure you that risks are very low.

At the request of various water companies and government regulators, the independent Water Research Centre has closely analysed the effect of sewage flooding.

Sewage largely consists of domestic waste from bathrooms and kitchens. Providing normal hygiene precautions are followed after exposure to sewage, you are unlikely to be placed under any risk.

In practice, a property that has been flooded is fit for use once disinfectant fumes have disappeared and the area has dried out. Tests with anti-bacterial cleaners applied to brick or timber show no trace of bacteria after one hour. Typically, a 24-hour drying period will be required after disinfectant has been applied. In areas where disinfectant is not used ultraviolet / Sunlight will normally kill any bacteria within a few hours.

I trust that you find the above information of assistance, and once again please accept my apologies for any distress and inconvenience caused. If you do have any further queries concerning this matter, please do not hesitate to contact me on the telephone number provided.

Whilst I hope you do not experience any further difficulties, I would request you contact our 24 Hour Call Centre on [redacted] should it be necessary. This will provide valuable information concerning the frequency and nature of the flooding and we will arrange for a sewer crew to attend and carry out a clean up operation.

Finally, I have attached a copy of our Floodcare and Complaints Procedure for your information.

Yours sincerely,

COPY

Miss S Collins
Senior Customer Relations Advisor

CC. Consumer Council for Water

[redacted]

Southern Water

Contact us at
www.southernwater.co.uk

COPY

Mrs D A Janson
44 Fitzalan Road
Arundel
West Sussex
BN18 9JS

Your Ref:

Our Ref:
CCMS 116383
Date:
26 February 2009
Contact:
[redacted]

Dear Mrs Janson

Re: Overflowing sewers at Fitzalan Road

Thank you for your letter received on 17 February 2009 about the recent incidents of foul flooding affecting you and your neighbours. In accordance with our Complaints Procedure this has been passed to me as a member of our Directors Review Team for investigation and reply.

May I say at once that we never consider incidents of this nature as acceptable, and Southern Water does treat all incidents of foul flooding from the public sewerage system seriously. When we are notified of such an incident we always aim to attend to prevent further flooding from occurring. A full clean up operation will be undertaken and where appropriate an investigation into the cause of the flooding will be performed.

Following, your communication with us last year, I would like to confirm that main pumping station located in Ford Road, Arundel has recently been overhauled to ensure that it works to full capacity to deal with the wastewater for the area. Both the pumping stations in Fitzalan Road feed into this station which then would be pumped to our Ford Wastewater Treatment Works for processing. All pumping stations for Arundel and catchment areas are up and running as designed.

Having received information from our Wastewater Manager for the area, investigations concluded that recent problems with foul flooding in Fitzalan Road were due to a combination of heavy rainfall, high tides and river levels. We have since completed work to install a flap to stop infiltration of river water into the public sewerage system, which during periods of bad weather adds to the problem of the system becoming overloaded.

As a result of the above improvements being made, this will allow the public

[redacted]

Southern Water

Contact us at
www.southernwater.co.uk

Mrs D A Janson
44 Fitzalan Road
Arudel
West Sussex
BN18 9JS

Your Ref:

Our Ref:
0010222708
Date:

E-mail:
[redacted]

Dear Mrs Janson

I am aware that you have recently had to contact our Customer Relations department. As part of our ongoing commitment to our customers, we would like to offer you the opportunity to meet us, to give you an insight into how Southern Water operates and the services we provide to our customers.

I would also like to hear your views on Southern Water, and how our services could be improved.

If you would like to attend one of our Customer Forums, which will be held during normal working hours at an operational site in your area, please complete the slip below and return to me, or alternatively contact me by phone or e-mail.

Yours sincerely

[redacted]

Sonya Dixon
Customer Liaison Manager

Name.....
Customer Ref no.....

Contact no.....
E-mail .....

[redacted]

44 Fitzalan Road
ARUNDEL
West Sussex BN19 9JS

9 March 2009

Nick Herbert MP
House of Commons
London SW1A 0AA

Dear Mr Herbert

Re: Overflowing Sewers in Fitzalan Road, Arundel

Thank you for replying to me in connection with the above problem. I enclose a copy of the letter I received from Southern Water in response to my letter, together with my reply to them.

Also enclosed are a copy of a letter from Sonya Dixon, Customer Liaison Manager at Southern Water, and a letter from the Consumer Council for Water. I have contacted the Consumer Council for Water by phone, to inform them that I did not find the response from Southern Water satisfactory and that I wish my complaint to receive further attention. They will reopen the file on Fitzalan Road as soon as they receive the copy of my written response to Southern Water.

Yours sincerely

Mrs D A Janson

44 Fitzalan Road
ARUNDEL
West Sussex BN19 9JS

9 March 2009

Your Ref 090219-000248

Terry Lauder
Complaints Administrator
Consumer Council for Water – London and South East
PO Box 61778
London
SW1P 9NB

Dear Terry Lauder

Re: Overflowing Sewers in Fitzalan Road, Arundel, West Sussex

Further to my recent telephone call to your office, in which I expressed my dissatisfaction with the reply I had received from Southern Water on the above matter, I enclose my response to their letter dated 26 February.

I would be grateful if you would reopen the file on Fitzalan Road, as this matter has not been resolved yet.

Yours sincerely

Mrs D A Janson

44 Fitzalan Road
ARUNDEL
West Sussex BN19 9JS

Your ref CCMS 116383 9 March 2009

Miss S Collins
Senior Customer Relations Advisor
Southern Water
PO Box 41
Worthing BN13 3NZ

Dear Miss Collins

Re: Overflowing sewers at Fitzalan Road

Thank you for your letter dated 26 February in response to my letter about the problem with the sewers and the pump in Fitzalan Road. I would be grateful if you would provide further details on some of the points made in your letter:

1 You state that a full clean up operation will be undertaken. May we know when this is likely to occur? The drain cover on public ground at the end of the road was still framed with a border of drying sewage three weeks after it overflowed. I am not reassured that ultraviolet/sunlight would kill any bacteria in this area within 24 hours, especially not in England in February, with the seasonal low levels of light and damp, cold conditions.

2 You state in your letter that the main pumping station in Ford Road was recently overhauled. Can you tell us the date that this was done? We were under the impression from the letter we received from Southern Water last year that the pumping station in Fitzalan Road would be made more efficient but, with our drains having overflowed during this recent rainfall and two weeks previously, when the rainfall was not as heavy, it is obviously still not efficient enough to cope.

On this point, I cannot understand how wastewater is pumped from Fitzalan Road to the main pumping station in Ford Road as the River Arun runs between these two locations. Do the pipes run under the river? Could you provide a copy of the relevant section of the sewer map to us so that we may see how this is done?

3 If the overflowing occurred because of a combination of heavy rainfall, high tides and river levels, surely preventative action could have been taken earlier, since all three factors were predicted. It took a very large number of phone calls from both ourselves and our neighbours to get tankers out to empty the pumping station and an unacceptable time delay before this was done.

Surely it should not be the norm for us to lose the use of our toilets and drains for up to 3 days every time there is a heavy rainfall or high tide? Nowhere else in Arundel experiences the loss of adequate drainage in these circumstances, whereas this problem seems to be confined to our section of Fitzalan Road and seems to be directly attributable to the inadequacy of the pumping station in question.

4 Could you provide the date on which Southern Water completed the work on the installation of the flap to stop infiltration of river water into the public sewerage system, together with a copy of the plans for this system?

5 We are also concerned about the disposal of sewerage and other drainage water from the new retirement flats in Caen Stone Court. Will this be disposed of elsewhere or will it drain into the same pumping station that we use?

Until you can provide answers to the above points, I remain concerned that Southern Water has not dealt with the problem of the pump and drains in Fitzalan Road appropriately. I will be sending a copy of this letter to the Consumer Council for Water and to my MP, to keep them informed of the matter.

I have received a letter from Sonya Dixon, Customer Liaison Manager, ref 0010222708, inviting me to meet members of the Customer Relations Department and to attend one of their Customer Forums. While I would be happy to do so, as I think would other residents in our street, I feel I need more answers from the operational side of Southern Water first. It would also be helpful to know that decision-making and operational staff would be available to answer questions at any such meetings.

I look forward to hearing from you.

Yours sincerely

Mrs D A Janson

Copies to: Consumer Council for Water
Nick Herbert MP

Copy for information to:
Sonya Dixon
Customer Liaison Manager, Southern Water

Southern Water

Southern Water

Contact us at
www.southernwater.co.uk

Customer Services

Your Ref:

Our Ref:
CCMS 118600

Date:
24 March 2009

Contact:
[redacted]

Mrs D A Janson
44 Fitzalan Road
Arundel
West Sussex
BN19 9JS

Dear Mrs Janson

Re: Overflowing sewers at Fitzalan Road

Thank you for your letter received on 11 March 2009, requesting for further information to be provided in respect of the flooding problems to Fitzalan Road in Arundel.

Firstly, I am sorry to hear that you are not satisfied with the clean up operation that was carried out. Having spoken to Richard Martin our Wastewater Manager for the area, he has confirmed that we will be arranging for a clean up crew to re-attend by the end of the week.

Please be assured that investigations into the infiltration of water into the foul sewerage systems are being treated seriously, and are ongoing. Richard has confirmed that he will be liaising with our County Drainage Engineer within the next couple of weeks to discuss further solutions.

Regrettably, I am still waiting for details regarding dates of when various maintenance works was completed, along with sewer maps, and plans of our flap to prevent it river water entering our system.

I will therefore arrange for a response to all your questions to be addressed by 8 April 2009. In the meantime, I have arranged for a copy of your letter to be passed to Sonya Dixon so she can contact you again concerning the Customer Forum dates.

[redacted] Advisor

[redacted]

Southern Water

Contact us at
www.southernwater.co.uk

Mrs D A Janson
44 Fitzalan Road
Arundel
West Sussex
BN18 9JS

Your Ref:

Our ref:
CCMS 116383
Date:
03 April 2009
Contact:
[redacted]

Dear Mrs Janson

Re: Overflowing sewers in Fitzalan Road

I am writing following my letter of 24 March 2009 to confirm that I have received information from Richard Martin our Wastewater Manager in regards to your comments made.

1: Clean up operation – I have been ensured by Richard that the wastewater teams were re-attending to undertake a further clean up. From checking our records I can see that we did attend on 1/04/09. If there are still any problems concerning this matter, please contact me.

2: Ford Road Pumping Station - Richard Martin confirms work to the overhaul the pumping station was started in December 2008 following pump failure on 19 December 2008, and was completed on 12 January 2009. Southern Water does have telemetry / Alarm systems in place to alert us when the wet wells on site are high, or of pump failure, crews can be dispatched 24 hours a day. With regards to your comments regarding the location of the rising mains, I have attached a map as requested for your information.

3: Cause of overflow - Combination of heavy rainfall, river and tide levels. Richard has confirmed that he has asked for the wastewater crew to investigate the possibility of the CSO (combined sewer outfall) at 50 Fitzalan Road being fitted with a blocker. This should help to prevent the problems you have experienced with foul flooding and high water levels in the sewers affecting toilets and drainage facilities.

Details are also being discussed with for County Drainage Engineer to discuss long term solutions involving Hydraulic Modelling. Regrettably, these are ongoing investigations, and I will update you when information becomes available to me.

4: Flap to prevent Infiltration - Richard has confirmed that work to install a flap to stop the infiltration of river water into the public sewerage system was completed by Hollerans our contractors at the end of February. I regret that I

[redacted]

Southern Water

Contact us at
www.southernwater.co.uk

am unable to provide you with plans of this system, but can confirm that it is located at Town Key.

5: Connection of new dwellings to existing sewers- Southern Water is not a Statutory Consultee in the planning process. Planning and building control responsibility remains the decision of the Local Authority and elected representatives of the local Council.

However, as a Sewerage Undertaker responsible for the public sewerage system, we are often consulted with regard to any planning issues and we would always want to comment on developments. We can ask that conditions regarding the public sewer connections are attached to the planning permission. You may not be aware that a Developer has the right to connect to a public sewer, albeit if there is an existing problem, we will try to ensure that connection is made at a point where there is sufficient capacity to cope with the increased flows.

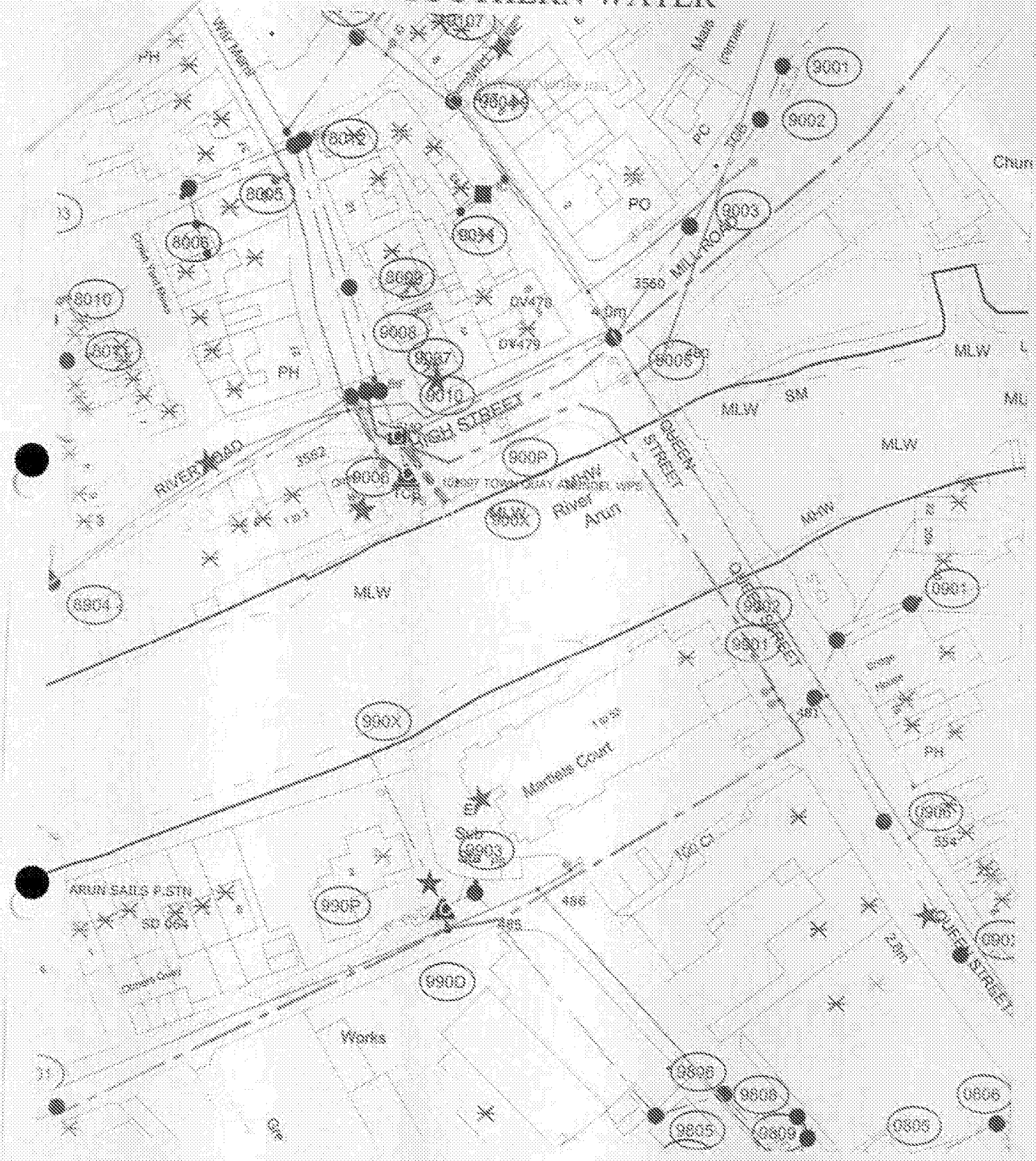
I trust this letter helps to clarify the situation, and once more please accept my sincere apologies for distress and inconvenience caused by recent flooding incidents. I have spoken to Sonya Dixon, our Customer Liaison Manager and requested that she contacts you when she holds the next Customer forum in your area.

Yours sincerely,

[redacted]

[redacted]

SOUTHERN WATER



The provision of plans showing the location of Southern Water Services Ltd assets is for the purpose of information only. The actual positions should be determined on site.

Based upon Ordnance Survey Digital Data with the permission of the controller of H.M.S.O. Crown Copyright Reserved License No. 850 20[illegible]

O.S. REF: TQ010ONE Scale: 1:937

Screen Print

Printed By: marnur Date: 31-3-2009

Southern Water MapGuide Browser

Requested By:

44 Fitzalan Road
Arundel BN18 9JS

Miss S Collins
Senior Customer Relations Advisor
Southern Water
PO Box 41
Worthing BN13 3NZ

16 April 2009
Your Ref CCMS 116383

Dear Miss Collins

Re: **Overflowing sewers in Fitzalan Road**

Thank you for your letter dated 3 April 2009, received yesterday. I note the points you have made and wish to comment as follows:

1 Clean up operation
There has not been any obvious sign of cleaning up in the areas I described, ie the drain cover on the public land beside No 50 Fitzalan Road and the rear garden of No 50 Fitzalan Road. I believe that Mrs Watling of No 50 was going to contact Southern Water about her garden.

2 I acknowledge receipt of the sewer map. Hopefully, your alarm systems will serve to remind you that Fitzalan Road is an area at high risk at such times.

3 All affected residents look forward to hearing more when decisions have been reached in respect of the CSO blocker. Likewise, we expect to be updated with information about the long terms solutions involving Hydraulic Modelling.

4 Flap to prevent Infiltration
As this work was completed only at the end of February, it was not able to prevent the problems we experienced during that month. Hopefully, the now completed work will prevent further problems for us.

5: We will continue to comment to the appropriate bodies on the matter of sewerage in respect of planning applications in the area.

In conclusion, it appears that work remains to be done by Southern Water to provide a fully appropriate sewerage service to us. We appreciate that certain work is under discussion but will only be satisfied that this matter has been properly addressed when all the proposed work is completed. As I have previously commented, we would be happy to attend a Customer Forum if we can be assured that operational staff will be present.

Yours sincerely

Mrs D A Janson

Copies to: Nick Herbert, MP; Consumer Council for Water; Sonia Dixon, Southern Water

FITZALAN ROAD, Arundel: Drainage and Sewerage
Notes of Site Meeting held on 2 December 2009

Present

John Challoner, Southern Water
Richard Bennett, WSCC Highways Department
John Crane, WSCC Highways Department
Simon Power, Arun District Council
Martin Jones, Clancy Docwra

Fitzalan Road residents: Ben and Lindsay Halsey, Anne Dark, Peter Brown, Annie Janson

1 The representatives from Southern Water, WSCC and ADC stated that they all have a role in the drainage system.

2 It was noted that John Challoner was not aware of previous correspondence between Annie Janson and Southern Water Customer Liaison about the drainage and sewerage problems experienced by residents of Fitzalan Road.

3 Simon Power, representing ADC, present at the meeting for clarification purposes relating to land drainage, explained that land drainage is the responsibility of the land owners but ADC have powers over this. If necessary, ADC can request action by land owners under the Land Drainage Act.

4 It was confirmed that the slot drain (outside numbers 26/28 Fitzalan Mews) is not functioning properly. This will be cleaned out shortly.

5 The gulleys situated outside the BT station in Fitzalan Road are blocked with leaves. This blockage will be cleared. It was also stated that the number of emptyings of gulleys can be increased.

6 The pumping station outside the allotments is Pumping station No 1. This serves Fitzalan Road from numbers 6-50 and Fitzalan Mews. Pumping station No 2, situated on the corner by Martlets Court serves Westbury Court, Queens Lane and Martlets Court. It is not known which pumping station serves the Caen Stone Court development.

7 Southern Water findings in relation to the current drainage and sewerage problems are as follows:

- All the pumping stations are suffering too much water, therefore any surface water which is getting in (which it should not) has to be checked first.
- Surface water drainage systems need to be dealt with by Southern Water.
- Southern Water need to protect properties from sewerage back-up.
- Southern Water can protect the properties at numbers 20-50 Fitzalan Road by putting in valves. Funding is available for this to be done from 1 April 2010. The agreement of all residents from 20-50 Fitzalan Road is required for this to be done.
- It is thought that ground water might be seeping into the pipework. The way forward is to look at this and prevent it happening.
- It is not possible to have a new pumping station.

8 Flood Forum

Southern Water suggest that the residents of Fitzalan Road form a flood forum to liaise with their Land Drainage Working Group which meets monthly to focus on Arun District drainage issues. John Challoner can be our contact for this.

9 Southern Water response to drainage and sewerage problems

Southern Water can improve their response by giving a CSMS number to us to quote when we call to report problems. This reference number will be sent to everyone from numbers 20-50 FitzalanRoad.

10 Advised that residents look at the National Flood Forums website for advice and at the Arun District Council website Land Drainage page.

11 Drainage Ditches

- The owners of the field will be approached by WSCC about clearing their ditches
- If drainage ditches are identified as causing problems, ADC will get on to them.
- We should report any incidences of dumping in drainage ditches to ADC via email.
- Property owners are responsible for ensuring drainage ditches remain unobstructed.

12 Immediate action required to help residents affected by non-functioning toilets

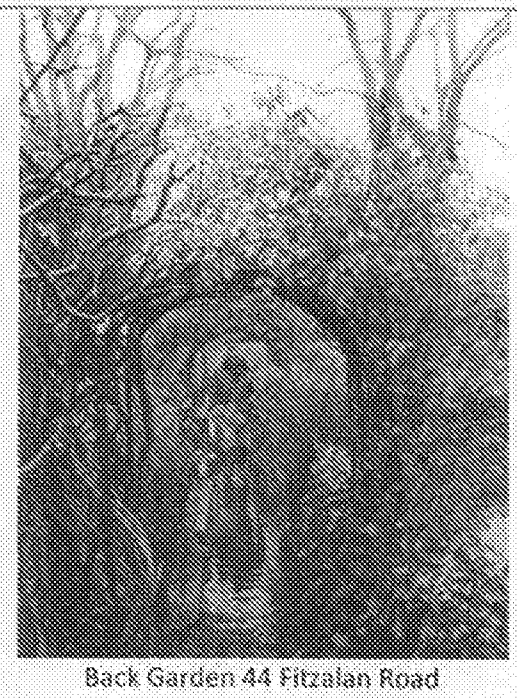
- All parties present at the meeting were witness to the WC at number 22 Fitzalan Road glugging and starting to back up on several occasions. The rain had stopped when this occurred. It should also be noted that the rain on 2 December was only normal rainfall and not torrential as has been experienced at other times.
- Mrs Janson requested that residents affected in this way be issued with a portaloo by Southern Water.
- John Challoner said that a portaloo would be a last resort
- Mrs Janson said that 2 December to 1 April is a long time for residents to be left with erratic sewerage service and poorly or non-functioning toilets. Adequate sanitation is a human right.



Back Garden 44 Fitzalan Road near drain manhole cover



Back Garden 44 Fitzalan Road



Back Garden 44 Fitzalan Road



50 Fitzalan Road Drain Manhole in back garden



50 Fitzalan Road Drain Manhole in back garden



Drain at end of Fitzalan Road near A27

14A Queens Lane
Arundel
BN18 9JN

19th January 2016

Dear Sirs,

Ref: Planning Application AB/167/15/PL 'Greenhurst', Fitzalan Road, Arundel

In response to the above planning application of Greenhurst – Fitzalan road, please take this letter as a strong **OBJECTION** to the proposed plans. As residents who live directly behind this plot, we are more than happy for development on this site, however we have strong opinions against the proposed plans. We believe 7 dwellings to be far too many for this small site and thus will create huge pressures to the surrounding area.

Our objections are made on the following grounds:

a) Concern over higher flood risk. The site of Greenhurst is subject to regular flooding and is one of few areas of open land acting as a soakaway. (Please see image 1 for photographic proof of flooding at Greenhurst). The proposed development will ensure this soakaway area is lost and cause significant increase of flood risk to adjacent and nearby properties.

With rain and high tides, drainage systems already struggle – this has been of a greater problem to houses in Queens Lane since the development of Caen Stone Court on Queen Street/Fitzalan Road. Flood defences, as seen in recent news with the breach of the river wall at Arun Street are already suffering and councillors are aware that these need to be improved. Concreting the land with hard landscaping and the removal of large trees at Greenhurst will cause any water it absorbs to run into properties of Queens Lane and the busy road of Fitzalan.



Image 1 – View from 14A Queens Lane of flooding to 'Greenhurst', Fitzalan Road.

*b) Ground floor height of 3.3m above ordinance datum to protect potential new residents from flood risk ensures they will be safe and reduce their own flood risk but will only cause further flood risks and problems to surrounding properties. The increased height of the proposed houses and a ground floor height of 3.3m will mean properties behind in Queens Lane, particularly 14A, will have residents from not one but 5 individual houses and their living rooms looking directly into our windows reducing **all** privacy. These 5 houses built so near to the rear boundary of Greenhurst is another factor that will cause loss of privacy to existing properties and eradicates their invaluable views of the historic town.*

c) Traffic flow. Increasing the traffic flow to Fitzalan Road by adding another 14 vehicles will only exacerbate the problems of an already dangerous and over run road. The road features sharp blind bends without footpaths for pedestrians who are now forced to use the enclosed footpath at Martlets Court or walk on the road at the Queens Street entrance to access the town now that West Sussex County Council have allowed for the public right of way to be closed at Caen Stone Court. Fitzalan Road is used daily as a rat run from the A27 with vehicles speeding round these sharp corners causing danger to both pedestrians and other road users. The road is also used as a free car park for those working and visiting the town.
Access for heavy goods vehicles for Blastreat, BT site, Co-op and other business already proves difficult. The Co-op is forced to use the rear for deliveries, with HGV's regularly blocking the road for other users in both directions. These vehicles only have one access point, from Queens Street and have a daily struggle with manoeuvrability.
The proposed development at Greenhurst will only generate an additional traffic burden with at least an extra 2 vehicles per household plus delivery and service vehicles making the existing hazards a further danger.

We believe the suggested application and development of seven houses on the Greenhurst plot to be too dense for the site. We propose that a maximum of **only** 3-4 dwellings be built and for the building line to be bought forward away from the rear boundary, therefore allowing for larger gardens with more absorbent ground and less obtrusion on privacy for existing properties. We also request that mature screening be planted across the rear boundary.

Sadly the current property at Greenhurst has been allowed to deteriorate; however it is a pleasant well-built property set in a green space. There has been no consideration to improve the existing property and its mature garden, which would only positively contribute to the surrounding area. Filling this plot with a high-density development and hard landscaping will only negatively effect and put more pressure on the area and current residents and road-users.

We are also disappointed in the handling of this resubmission of plans as no planning application notice was displayed outside the site to allow for any comments or objections. We do appreciate the extension of time and that notices have now been displayed after our complaints. However, we do believe this resubmission to have been very underhand, particularly over the Christmas period.

We therefore on the above grounds urge you to reject this proposed application.

Thank you for your consideration.

Yours sincerely

Miss V G Isted

[redacted]

[redacted]

Sent: 21 August 2017 16:39
To: Planning.Responses
Subject: Re: Representation on: AB/77/17/PL at Blastreat Limited and Adjoining Greenhurst

As mentioned in comments online, attach photos
regards
Joan Woolley

[redacted]

http://www.arun.gov.uk
NLPG UPRN 100062237016
DX 57406 Littlehampton

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
****



10 photos relating to application AB/77/17/PL
At Greenhurst, Fitzalan Road, Arundel
Flooding on land 2012



10 photos relating to application AB/77/17/PL
At Greenhurst, Fitzalan Road, Arundel
Flooding on land 2012



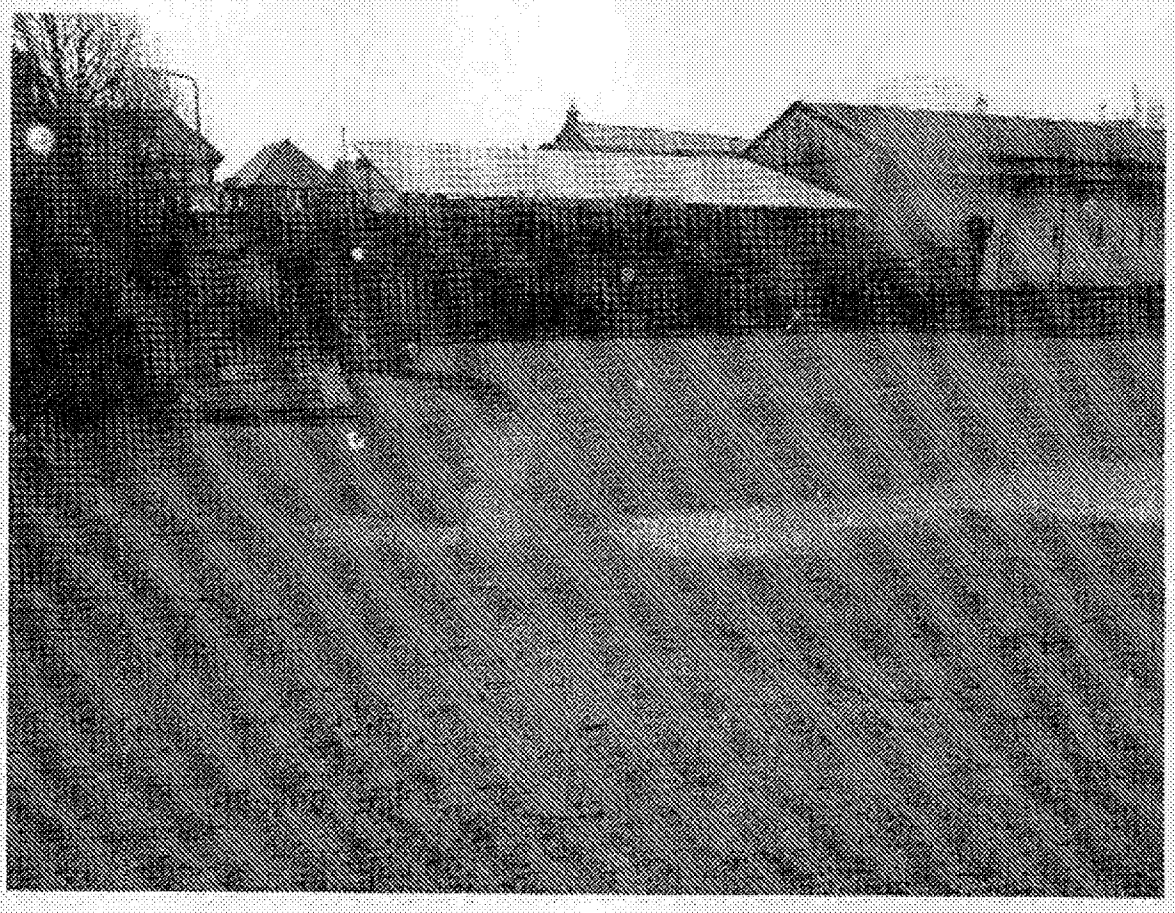
10 photos relating to application AB/77/17/PL
At Greenhurst, Fitzalan Road, Arundel
Flooding on land 2012



10 photos relating to application AB/77/17/PL
At Greenhurst, Fitzalan Road, Arundel
Flooding on land 2012



10 photos relating to application AB/77/17/PL
At Greenhurst, Fitzalan Road, Arundel
Flooding on land 2012



10 photos relating to application AB/77/17/PL
At Greenhurst, Fitzalan Road, Arundel
Flooding on land 2012



10 photos relating to application AB/77/17/PL
At Greenhurst, Fitzalan Road, Arundel
Flooding on land 2012



10 photos relating to application AB/77/17/PL
At Greenhurst, Fitzalan Road, Arundel
Flooding on land 2012

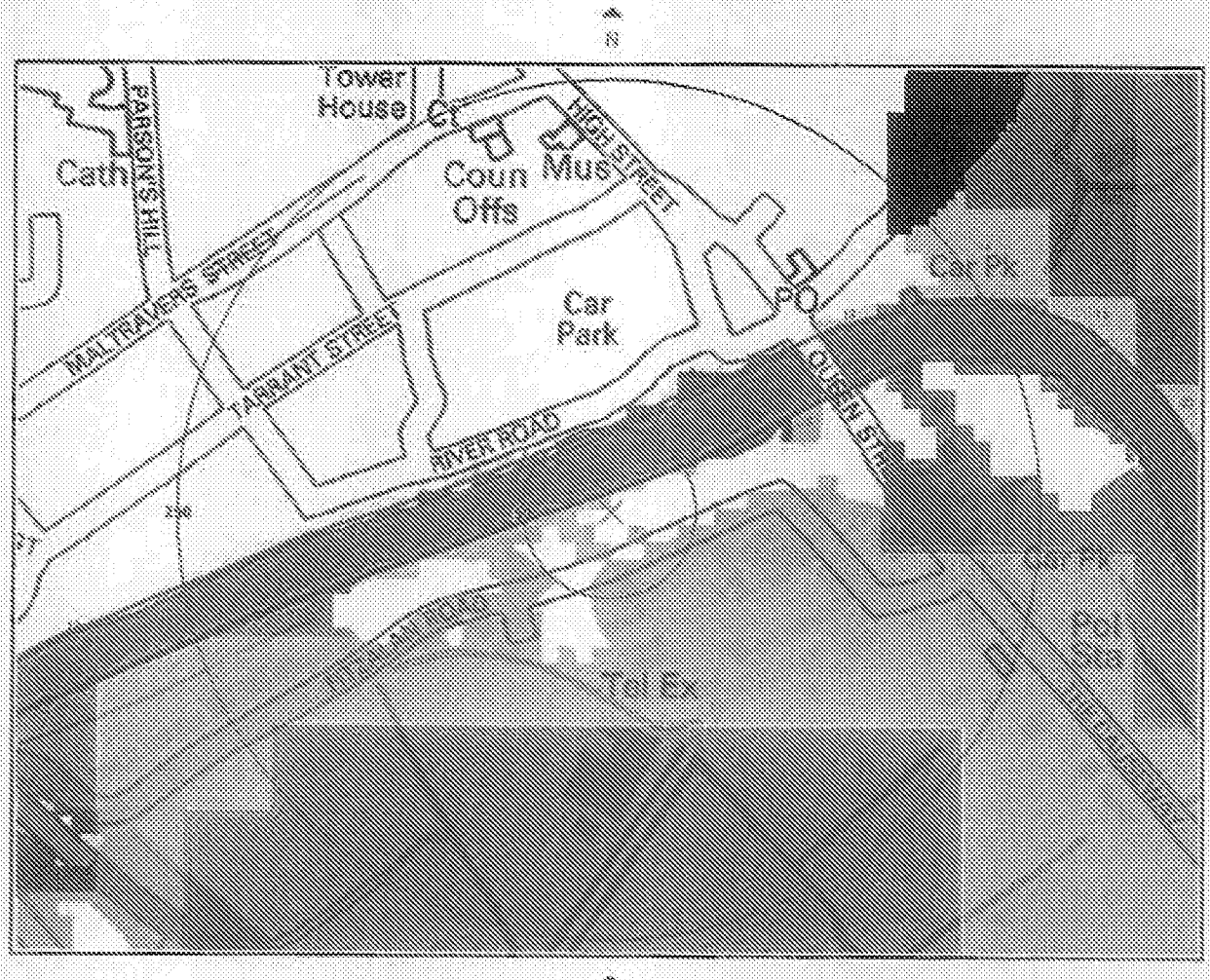


10 photos relating to application AB/77/17/PL
At Greenhurst, Fitzalan Road, Arundel
Flooding on land 2012



10 photos relating to application AB/77/17/PL
At Greenhurst, Fitzalan Road, Arundel
Flooding on land 2012

Fluvial and Tidal Flood Risk Map



Flood Risk Legend

Crown Copyright. All Rights Reserved. Licence number: 100019287

Search Centre

Search Buffers (m)

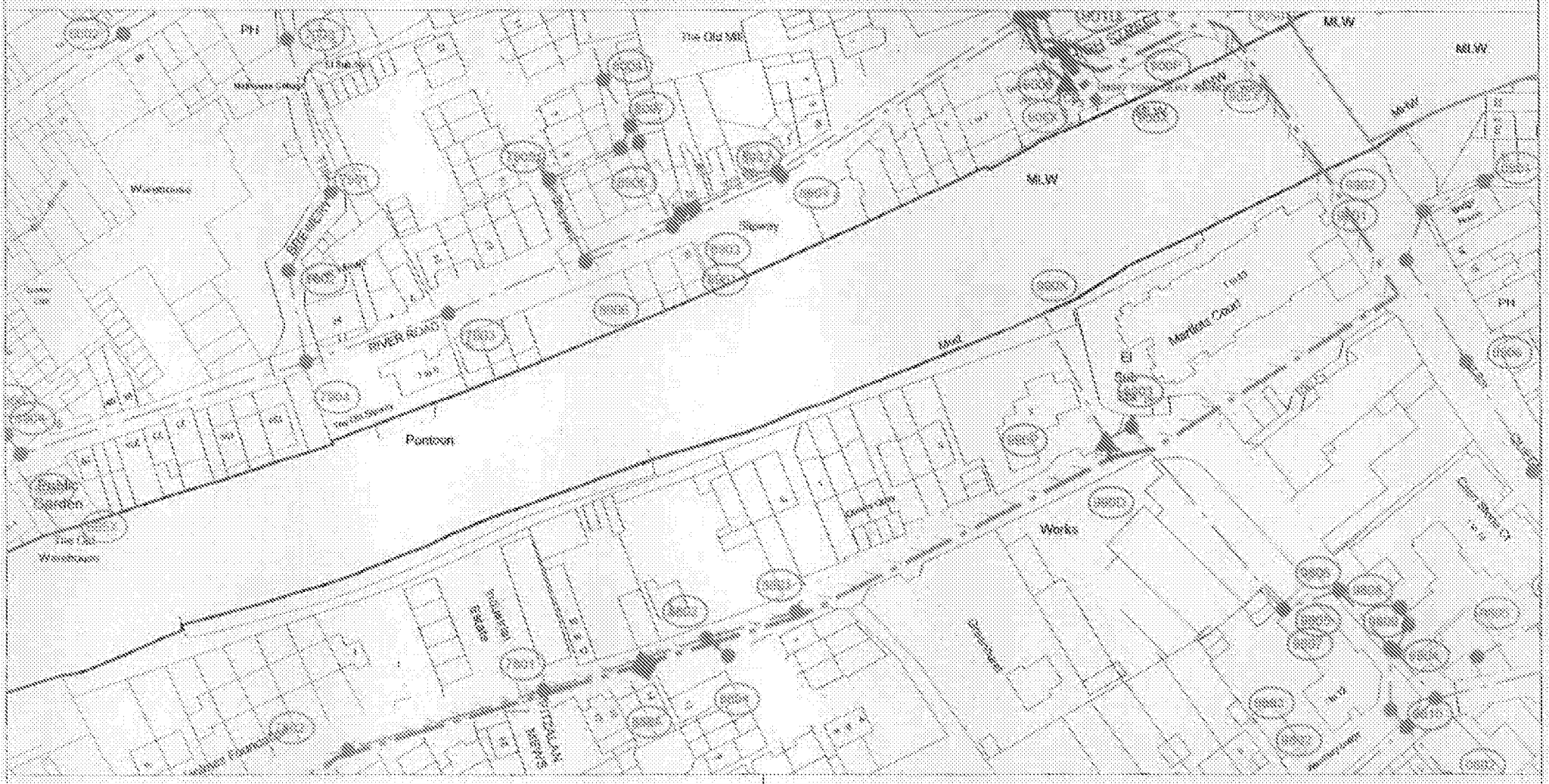
NaFRA Risk Rating

- No Result
- Low
- Moderate
- Significant

Flood Defences and Storage Areas

- Flood Storage Area
- Area Benefiting from Flood Defences
- Flood Defences

SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accepts no responsibility as to the exact of accuracy. The actual positions should be determined on site.

Based upon Ordnance Survey Digital Data with the permission of the controller of H.M.S.O. Crown Copyright Restricted License No. 50128236

Southern Water

O.S. REF: TQ0108NE	Scale: 1:1250	Printed By: SM	Date: 22-1-2013
Sewer Plot		The Old Sail Loft 6 Fitzalan Road	
		Requested By:	

Mrs A Gardner
Arun District Council
Development Control
1, Arun Civic Centre Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Our ref: HA/2009/107221/01-L01
Your ref: AB/57/09

Date: 14 July 2009

Dear Mrs Gardner,

ERECTION OF A TWO STOREY OFFICE BUILDING (B1 USE CLASS) WITH UNDERCROFT PARKING AND ASSOCIATED WORKS

8 FITZALAN ROAD, ARUNDEL

Thank you for your consultation request regarding the application above.

Environment Agency position
In the absence of an acceptable Flood Risk Assessment (FRA) we **OBJECT** to the grant of planning permission and recommend refusal on this basis for the following reasons:

Reason
The FRA submitted with this application does not comply with the requirements set out in Annex E, paragraph E3 of Planning Policy Statement 25 (PPS 25). The submitted FRA does not therefore, provide a suitable basis for assessment to be made of the flood risks arising from the proposed development.

Specifically, the FRA fails to suitably consider:

1. The proposed development does not have a safe means of access and/or egress in the event of flooding. Consequently, there would be an unacceptable risk to the health and safety of the occupants in a flood event.
2. Potential velocities of flood water or flow paths
3. The impact of siting the development within a Rapid Inundation Zone
4. the vulnerability of those that could occupy and use the development including arrangements for safe access.
5. warning and evacuation procedures if a breach was to occur in the flood defence
6. the surface water disposal methodology incorporating Sustainable drainage systems
7. the current standard or condition of flood defences protecting this and

[redacted]

ARUN DISTRICT COUNCIL ARB/ROW

surrounding areas.

8. The site is currently not defended to the appropriate standard taking into account climate change over the lifetime of the development. The wall is currently classed as 'failing' and a scheme for remediation would have to be approved before any development on the site would be considered.

9. The residual risk associated with possibility of defence improvements upstream/downstream of the site

10. Duration of flood and how the water will be removed

11. Survey of land and surrounding area

12. Further details on the exact proximity of the development to the existing wall

13. the flood risk to the low level parking.

I trust that the above comments are satisfactory but if you require any further information please contact me.

Yours sincerely,

Miss Kate Attrill
Senior Area Planning Liaison Officer

[redacted]

Register now for your free place at our *Building a Better Environment* conference in September.

cc Genesis Town Planning

End

IN DISTRICT COUNCIL ASSISTS

Mr Ross Leal
Arun District Council
Development Control
1 Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Our ref: HA/2016/117830/01-L01
Your ref: AB/167/15/PL

Date: 14 January 2016

Dear Mr Leal

DEMOLITION OF THE EXISTING PROPERTY 'GREENHURST' ERECTION OF SEVEN TWO STOREY, TWO BED DWELLINGS WITH ASSOCIATED VEHICULAR ACCESS, PARKING & LANDSCAPING - RESUBMISSION OF AB/47/15/PL GREENHURST FITZALAN ROAD ARUNDEL BN18 9JP

Thank you for your consultation on this proposal. Please quote our reference number in any correspondence.

Environment Agency Position
We consider that planning permission should only be granted to the proposed development as submitted if the following planning condition is imposed as set out below.

Condition
The development permitted by this planning permission shall only be carried out with the approved FRA dated August 2013 and the following mitigation measures detailed within the FRA.

1. Finished floor levels are set no lower than 3.3m above ordinance datum (AOD).

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing, by the Local Planning Authority (LPA).

Reason

To reduce the risk of flooding to the proposed development and future occupants. This planning condition is necessary to ensure the development complies with the

[redacted]

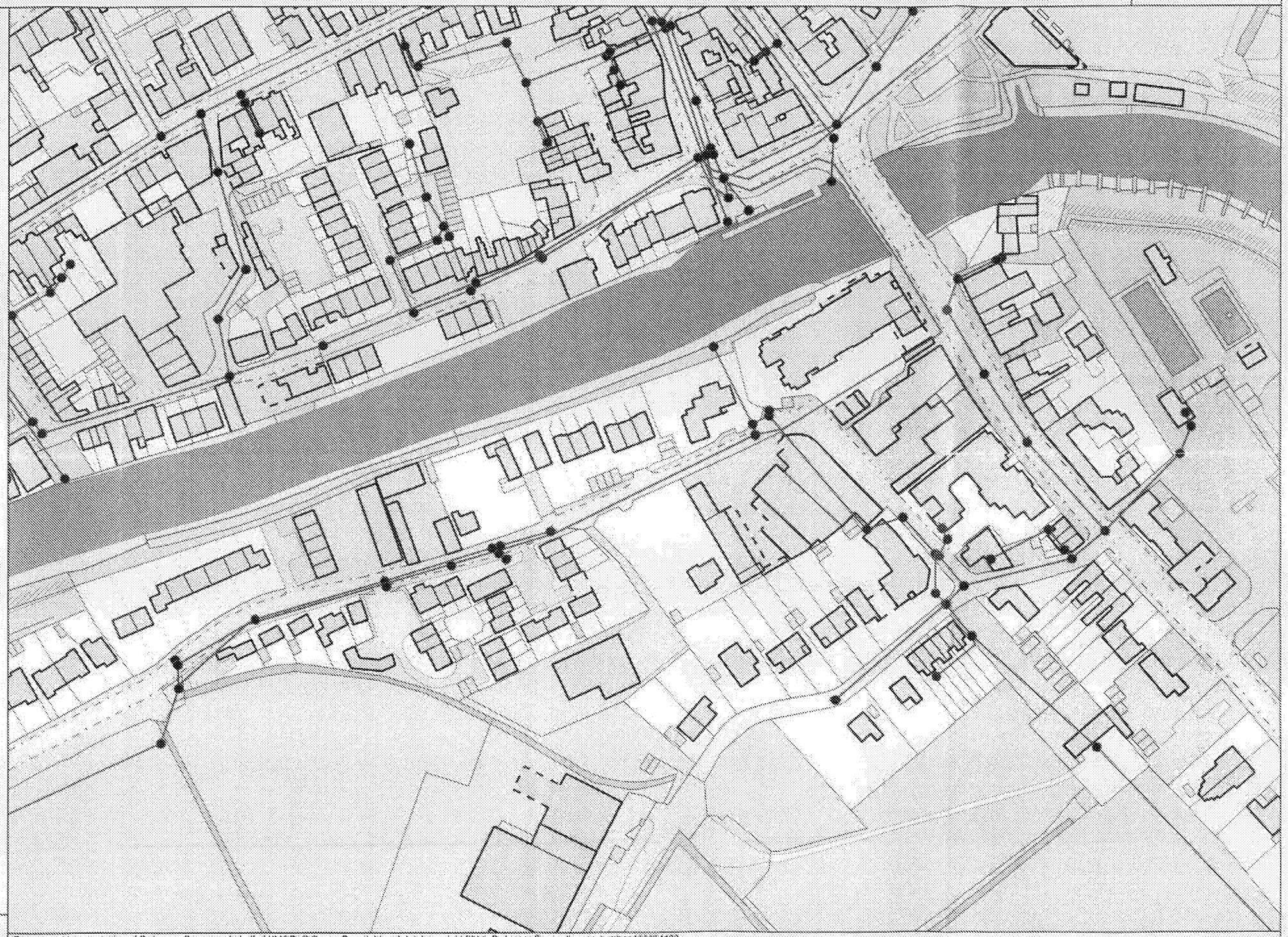
ARUN DISTRICT COUNCIL

Fitzalan Rd Sewer Network

Environment Agency

Legend

- Sewer Manholes - Southern
- Sewer Network - Southern



0 13 26 39 m.

N W E S

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright and database right 2014. Ordnance Survey licence number 100024198.

AHA!- Affordable Housing In Arundel

Highway Statement

Background:

In the preparation of this statement AHA! Have:

a) consulted all residents of Fitzalan Road and Queens Lane who have responded to our leaflet drop or their neighbourhood coordinator;
b) spoken to the West Sussex County Council Highways officer (Stephen Gee);
c) studied the Highway maps; and,
d) consulted retired highway engineer Peter Dean Pr. Eng. BSc., who is a resident of Arundel and member of AHA!

Consultation Findings:

Fitzalan Road is used as a rat run during the rush hour when the A27 is blocked. Vehicles cut off the A27 at the new A27 bridge, speed down Fitzalan Road to join the A27 farther along. Residents have been complaining to WSCC and the ATC for many years that traffic speeds during the rush hours are unsafe so the road is hazardous for pedestrians. The issue is exacerbated by the blind corner on Fitzalan Road where cars tend to occupy the middle of the road not seeing oncoming traffic and pedestrians. The road opposite the old Swallow Brewery building is subject to uncontrolled parking on both sides with one lane regularly blocked by delivery lorries.

1. **Access and Egress:** The position is as follows:

a) Visibility splays:

i) the Manual for Street states that Visibility Splays on 30mph roads must measure 2.4m back from the carriageway and 43m along. The main exit can only provide 2.4m by 27m.

ii) within the Visiblity Triangle the developer has proposed to construct a 750mm flood defence wall topped by a railing, the total height being 1350mm. The recommended height to view a walking child or wheelchair user is circa 660mm which reduces the splay down to 1-2m maximum.

iii) Because there is no footpath provided to the front of the building, those exiting the main entrance are obliged to go into the roadway beyond the fence to look up and down the road before crossing to the footpath on the northern side of the road. Once there the situation is again unsatisfactory for the footpath towards Queen Street is of constricted width and undefined for part of its length, this is in the immediate vicinity of the blind bend.

iv) the egress from the buggy store has its visibility severely reduced by parked cars in the northerly direction. To the south there is a flint wall belonging to Westbury Lodge hard up against the carriageway reducing the visibility to only a few meters.

For the physically impaired and vulnerable in a position where there is no footway, this is unsafe.

Statement: The lack of adequate visibility splay in such a dangerous area is a material planning consideration and reason for refusal. Should the developer persist in promoting this departure from highway safety stipulations it should be required to produce an independent highway safety audit particularly addressing these issues.

b) Access road is too narrow:

i) the proposal shows a 4.1m access road to the car park, this is not wide enough for two vehicles to pass each other. One vehicle will need to either stop in the Fitzalan Road or the egressing vehicle must reverse around 20m back down the narrow tunnel, past the front doors of the block (which has no footway on the east side) and wait in the car park for a clear access road.

Statement: Reversing back the 4.1m entrance past a front door is a danger for pedestrians in that area so the application should be refused. The width should be 4.5m for at least the first 10m to allow the passing of two vehicles.

c) Service and Delivery Lorries:

i) The refuse vehicle will, of necessity, have to stop opposite the bin storage doors. Unfortunately this will result in the adjacent road lane being blocked for the duration of the stop. The location is close to the main entrance so will seriously impair the view up the road to vehicles and pedestrians wishing to exit, so be detrimental to safety.

ii) For the large development proposed it must be expected that there will be significant delivery activity. The vehicular access to the site is height restricted by the connecting first floor walkway and the car park does not allow for larger vehicles to turn around. Therefore, one must anticipate that delivery vehicles, furniture lorries and suchlike, will regularly stop close to the main entrance impeding visibility and causing a hazard to passing traffic.

Statement: a full independent safety audit must be undertaken addressing this problem with serious consideration given to the need to provide an off-road loading/unloading bay.

d) Provision for the Physically Impaired:

i) the egress from the planned buggy store is directly onto Fitzalan Road opposite the Co-op yard and sited where there is no footpath on either side of a narrow section of the road and mid-way between two blind ninety degree bends;

ii) this area is especially dangerous for there is uncontrolled parking on either side of the road and deliveries to the Co-op and other businesses there result in lorries regularly blocking one lane of the road. Consequently, those using mobility scooters

to travel to Queen Street via the pedestrian alley will be forced into the middle of the road to get past the delivery lorry in a section close to the blind bend.

iii) Although the proposal accepts the need for a mobility scooter store no disabled parking bays have been included in the parking bay layout. Furthermore, to take a buggy to a resident's car adapted to transport it would require travelling round to the main entrance on Fitzalan Road because a 1.6m difference in levels precludes using the passage through the building.

Statement: The provision of a safe environment for the physically impaired is central to professional design and a repeated requirement of relevant building and traffic regulations. It is clear the developer has not met his responsibilities on this issue so a comprehensive reappraisal should be instructed.

2. Pedestrian Safety:

a) the Site Plan shows a narrow footpath fronting the building from the west the main entrance. No similar provision is to the east. The new footpath is, in part, of sub-standard width and likely to have little practical merit.

b) as stated previously the existing footpath on the northern side of Fitzalan Road serving those walking to Queen Street is sub-standard in width and undefined in the blind bend area.

c) Fitzalan Road along the eastern frontage of the proposed building has no footpath on either side and is subject to uncontrolled parking and lorry loading/unloading. The developer perfectly illustrates this in the photographs included in The Design & Access Statement Parts 1 & 2 Section 3 – Site Description.

d) The guidance and advice provided in Section 5 of the Manual for Streets 2, Pedestrian Needs & Footways, clearly validates and supports the criticisms of the developers plans identified above.

Statement: the design and technical statements indicate that although this development is intended to provide easy pedestrian access to the town and public services no attention has been given to the suitability and safety of the existing facilities. It is, therefore, essential that an independent assessment is carried out on this issue taking due account of the relevant stipulations in the Manual for Streets publication.

3. Accuracy of Plans:

a) when the site plan is overlaid onto the site survey the two plans do not tally accurately. The site layout plan is larger and gives a misleadingly and more favourable impression of the scheme.

b) the changes in levels are unclear on the plans so we cannot assess how water flow or pooling may effect the parking and access. For example, the bin store is level with the highway but it has no steps into the corridor of the western block

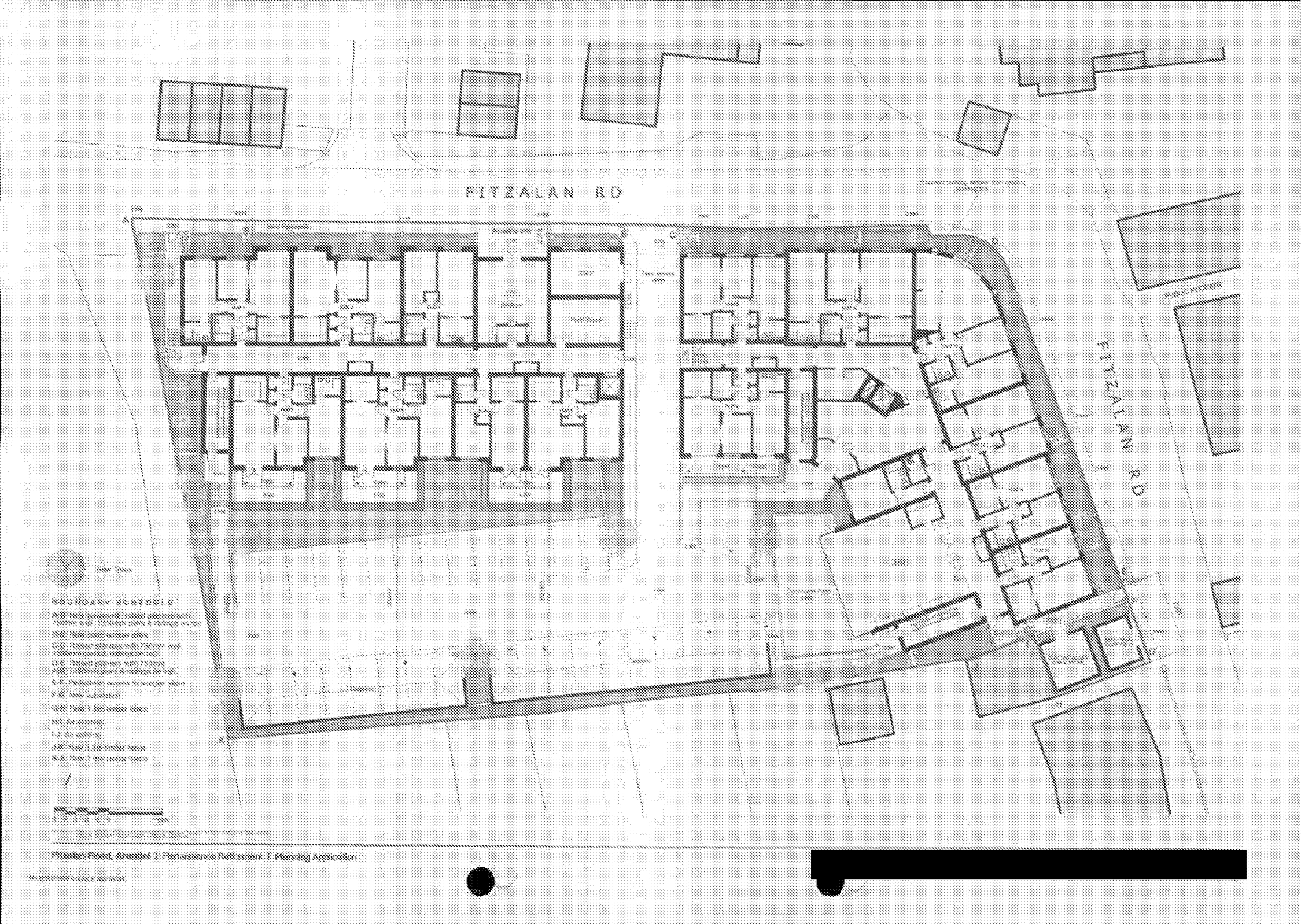
passageway, only a door. By contrast, to get into the same corridor of the western block via the access tunnel, a pedestrian must walk up 8 steps. Clearly something is not accurate giving the inference that the access tunnel is 8 steps lower than the roadway.

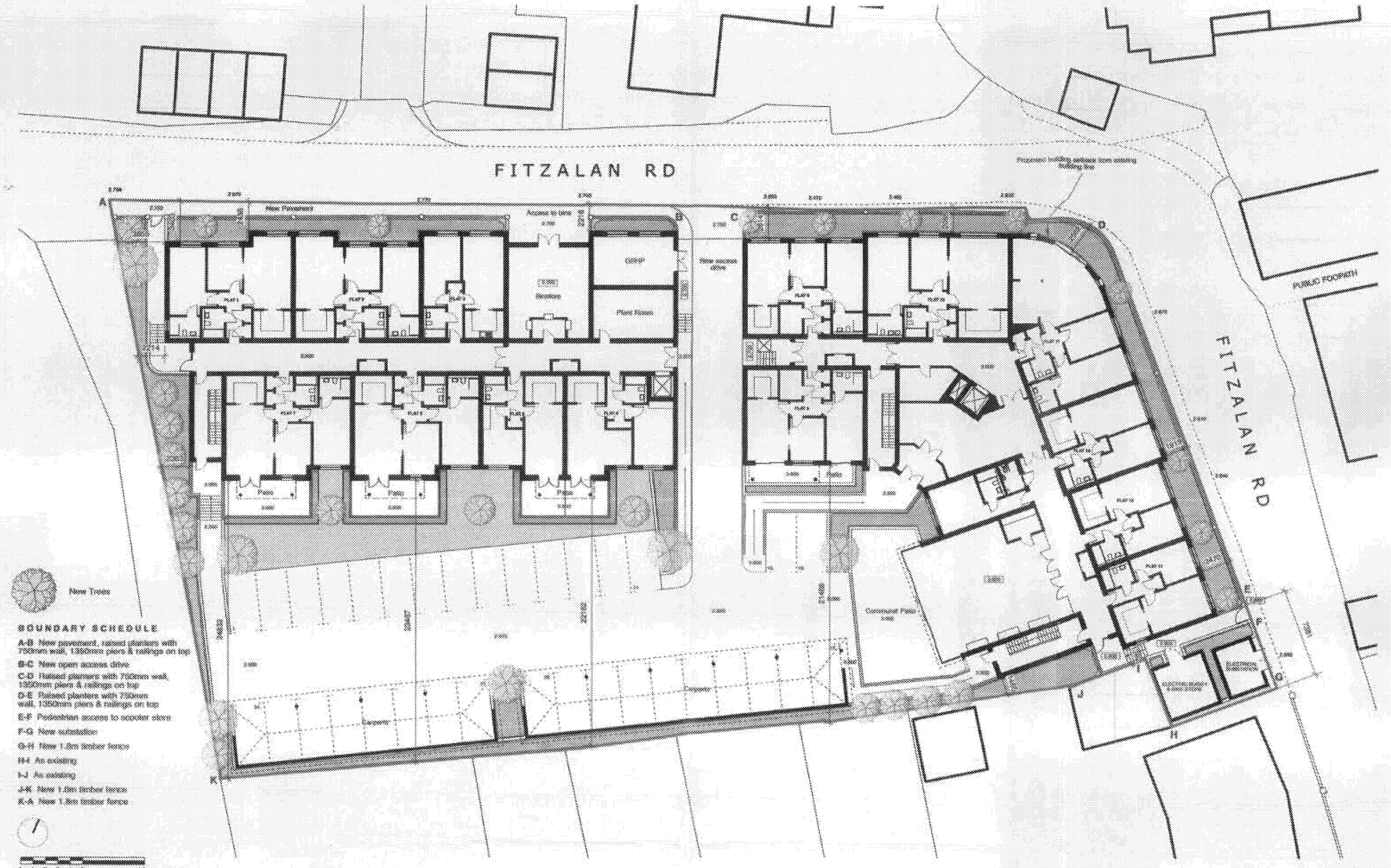
Statement: These ambiguities hamper the accurate assessment of the impact of vehicles and pedestrians on Fitzalan Road and its ability to operate efficiently and safely so the developer should attend to this confusion before any determination of this scheme can be made.



Fitzalan Road, Arundel | Renaissance Retirement | Planning Application

1650 15A | Location & Block Plan | 1:500 @A3


FITZALAN RD
FITZALAN RD
Tree Trunk
BOUNDARY SCHEDULE



Fitzalan Road, Arundel | Renaissance Retirement | Planning Application

[redacted]

ARUN DISTRICT COUNCIL ARP/0179/PL

AHA! Affordable Housing in Arundel

National Planning Policy Framework and Local Plan Policy Analysis:

A detailed analysis of Conservation Area Policy, Rights of Light, Affordable Housing Policy and analysis of the Neighbourhood plan is set out elsewhere in this bundle.

The application site is formed by the existing industrial premises (Blastreat) and large residential plot (Greenhurst). The application site is a brownfield site within the built up area boundary and as such, the principle of development within this location is not being contested, nor is the potential need for modern, sustainably built accommodation. However, the form, density, scale and layout of the proposed units are inappropriate when considered in the context of the Arundel Conservation Area, the important views to the Cathedral and Castle, and the proximity of the proposed properties to the existing residents amongst other things.

The Development Plan consists of the National Planning Policy Framework, relevant saved policies of the adopted Arun District Local Plan (2003). The Arun District Local Plan 2011-2031 has now been submitted to examination with the examination scheduled to take place in September 2017. Policies within the new document should be taken into consideration.

National Planning Policy Framework (NPPF)

The NPPF's core focus is to deliver sustainable development.

1. The framework outlines 12 core planning principles and at least 5 of the key principles are particularly relevant in this case:

a. Be genuinely plan led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area.
b. Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of the land and buildings.
c. Encourage the effective use of land by reusing land that has been previously developed (brownfield land).
d. Conserve heritage assets in a manner appropriate to their significance.

2. Paragraph 50 of the Framework requires Councils to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

3. Paragraph 64 states that *"permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions."*

4. Paragraph 65 states that planning authorities are able to refuse applications for buildings that promote high levels of sustainability if concerns relate to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits.

Statement: We submit that the proposal fails on each of the above criterion and must be refused.

Arun District Local Plan (2003) saved policies

Saved Policy GEN7 'The Form of new development', seeks to promote high quality design; ensuring new development enhances the local area, responds to the characteristics of the site, and creates an attractive sustainable development.

High quality design characteristics and attractiveness are subjective. AHA! believes it is therefore important to minimize the subjective view of design and instead defer to qualified Architects who have spent many years studying and working on the design of buildings in their landscape and whom also know Arundel.

The following Architects have sent letters to Arun objecting to the submissions:

Victoria Holland RIBA (Conservation adviser to AHA!);

Martin Critchell RIBA;

Philip Hood RIBA;

Martin Summergill RIBA.

Their submissions can be read in this section of the bundle.

Statement: Based on the compelling evidence in respect of design supplied by qualified Architects, AHA! submits that the proposed development falls to comply with Local Plan Policy GEN 7.

Hereunder follows a detailed analysis of the setting and the design failings of the proposal:

1. When looking from east to west along Fitzalan Road (see photo in this section)

a) The existing street scene

The street scene looking down Fitzalan Rd to the west is solely 2 storey dwellings. The first is Riverside House which is detached, set well back from the road (11m), sits in a large plot, is surrounded on all sides by garden with vegetation and has parking in front. This has a 33m frontage to the development.

The second property comprises a cluster of 6 cottages called Otmers Quay. They are again 2 storey, they are well set back from the road (between 10 and 15m) and have parking and vegetation in front of them. Otmers Quay has approximately a further 33m frontage towards the proposed development.

There is also a pavement on the north side of the road and a green planted verge adding a sense of space from the carriage way to the buildings.

The road is narrow and continues south west ward with solely 2 storey and singles storey properties.

Fitzalan Mews (on the southern side of Fitzalan Rd) does have a number of properties close to the highway edge albeit decoupled from the carriageway by a pavement and each also have a

landscaped area in front ranging from 1-3m in depth. However, the built frontage onto the highway is always broken up by the low rise cottages been indented and staggered, and then, crucially, there are two large landscaped court yards which create visual relieve to the street scene. The consequence is that half the street scene beyond the development site has low rise buildings set a few meters from the road with a landscaped frontage and the other half is substantially set back from the road frontage creating a sense of a verdant country lane.

It should also be noted that both Greenhurst and the industrial buildings at Blastreat are also set back from the road and do not overshadow it. Although there is a presumption in favour of redeveloping the site, it should not automatically mean its existing natural landscaping and positive contribution to the street scene should be forgotten.

By contrast the proposal is set around 800mm from the edge of the highway and has projecting gables that are even closer to the highway edge. There is no pavement and only around 700mm of landscaped area which is not enough to plant meaning full bushes or trees. To this extent the elevation drawings are misleading because they show semi-mature trees in the verge. These would either be rubbing against the new building and blocking windows or hanging into the road, but either way, they cannot exist.

Further, the proposal has no visual relieve or meaningful indentation and will appear as a 70m (circa 130 foot) long completely built frontage just 800mm to 1m from the carriageway edge. The architect's attempt to create visual relieve by decoupling the four storey block from the three storey block will be meaningless when viewed within the street scene because the division between the buildings is only around 4.5m in width and carries a flying glazed passageway. Whilst it is a gesture towards reducing massing, in the context of a circa 75m built frontage, a 4.5m partially built "indent" is nominal and will still leave the viewer the impression of completely built frontage from most aspects except when viewed directly opposite. When viewed directly opposite the flying glazed section, the viewer will be faced with a 20m long tunnel of brickwork rising some 14m in height on either side with no visual relieve nor landscaping. A view reminiscent of an inner city rather than a tree lined lane on the outskirts of a Sussex market town.

See photos of the street scene within this section of the bundle.

b) The Storey Heights

The storey heights have been illustrated in the elevation in the conservation section of this bundle. Riverside House is predominantly 7.2m from ground level with a small section slightly higher. Equally the 6 cottages at Otmers Quay are of a similar height as are the houses at Fiztalan Mews. Beyond that the properties are single storey with some dormers in the roof space and substantial front gardens around 10m in depth.

By contrast, the proposed development is around 13.8m from ground level but also has to be situated around 1-1.5m above the street level to be clear of the flood risk zone. Consequently the proposal is around double the height of the houses opposite and generally the street scene. Combined with the proximity to the highway (around 800mm) and the lack of landscaping, this will create a bleak and oppressive wall of brickwork and fenestration 70m in length with no meaningful visual relieve.

Further, it should be noted that Fitzalan Road at this point is only around 4.5m wide (only just wide enough for two cars to pass) so victims cannot escape the oppressive height of the vast structure looming over them.

The effect of loss of Sun light and Skylight, overshadowing and loss of privacy is dealt with in the section of this bundle entitled "loss of light".

c) Roof Levels

It is important to note roof levels while assessing the adverse impact of the development. The street scene is currently predominantly made up of modest cottages (albeit they are well set back from the road with parking and landscaping in front). In the cases of Greenhurst and Riverside House, they are larger houses but these are comparatively set back from the road. Consequently the roof structure and consequential massing and bulk of these properties is modest.

By contrast the proposed block is some 20m (66ft) in depth so the roof structure is correspondingly massive. The adverse impact of the bulk and mass of the structure in comparison to the existing properties in Fitzalan Road is well demonstrated by the elevations and photo montages within the "Conservation" section of this bundle. For the avoidance of doubt the roof structure facing fitzalan Rd is some 70m in length and around 4m in height so will appear as a vast almost unbroken wall of tiles when viewed from the conservation area to the north.

d) Density and Landscaping

All the properties in Fiztalan Road have gardens and/or amenity space to front and back, driveways, parking and around half of them are detached. There are a few terraced houses but these are situated in large mews' courtyards well set back from the street scene so they have a sense of space.

By contrast the layout plan shows a modest area of green around the perimeter of the block and parking areas. The vast majority of the inner courtyard is hard-landscaped (with 2 sides of block and one side of car ports) which will create the impression of an over-bearing structure with no significant visual relieve from structures and hard landscaping.

2. When Looking from Queens Lane northwards towards Martlets Court with ones back to the building of Special Character known as Arden Lodge: (see photos in this section)

a) Street Scene to the west side of Fitzalan Road

Westbury Lodge is 2 storeys in height nearest the proposal but the second floor is formed of "rooms in the roof". Its eaves level is around 5m from ground level with narrow inset dormers set back from the eaves level.

By contrast the proposal will have eaves circa 8m from ground level but the site is also built up over the flood zone by nearly 1m creating an overall height to eaves level of circa 8.5m. There will therefore be a 3.5m incongruous rise in eaves levels by which in reality means the proposal has eaves 1 and half stories higher than its immediate neighbour around 8m away. At this point, the proposal is around 18m deep so there is no chance of any light of visual relieve between the two

blocks. Further, the architect's attempts to soften the impact at street level by disingenuously inserting trees into a 1.5m verge which is raised up to form a flood wall is fanciful at best.

The impact is worsened further because the proposed structure rises up to 4 storeys toward the corner heading northwards and gets closer still to the highway. To exacerbate the grim oppressive bulk the designers have sought to enhance their floor area by again surplanting a series of projecting boxes (they called gables) onto the façade which serve to further narrow the street scene, block light and create a sense of oppressive bulk and massing. It is open to debate as to whether these projecting boxes actually overhang the carriageway and these cause a highway danger and /or obstruction.

It is notable also that the dormers inserted into the proposal are set at the level of the eaves which means they are vertically in line with the vertical wall facing the street. This means the structure is basically 3 storeys at this point in contrast to West Bury Lodge which is two storeys with dormers set well back from the vertical wall and are thus much less dominant.

3. Street scene to the end of Fiztalan Road looking towards Martlet Court: (see photos in this section)

a) The architects and town planners on behalf of the developers have sought to compare their designs with Martlets Court . This is a misconceived comparison as follows:

i) planning is not based on precedent;
ii) Martlets Court has a 15m wide by 30m deep green and heavily landscaped area adjoining Fiztalan Road creating a sense of space and softening the impact on the street scene;
iii) one very large tree almost completely obscures Martlets Court from this view point;
iv) Martlets Court is set back from Fitzalan Road (the closest point being 6m from the highway);
v) Martlets Court has no direct frontage to Fiztalan Road but rather, it is set at an angle to Fiztalan Road with car parking and modest tile hung flat over a car port in front so its impact on the street scene when looking northwards is minimised;
vi) Even beyond the driveway and parking spaces Martlets Court has several meters of landscaping in front of it ;
vii) Martlets Court is also substantially detached from its neighbours on all sides. To the west, there is a 14m gap between it and Riverside House. To the south, the majority of it is 20m from the Swallow Brewery site. To the east, there is Queen Street which is a broad street with unusually broad pavements either side. And to the north there is the river Arun. The only true neighbours are commercial buildings to the south which are less affected by overlooking, sun light, privacy et. Further, it can be said that there was a large hotel on the site of Martlets Court which occupied much of the Queen Street frontage. The site is therefore quite distinct from Blastreat and Greenhurst;
viii) Finally and importantly, it is well recognised that Martlets Court was an error of judgement by the planning authority at the time and past mistakes should not be repeated. There is also some anecdotal evidence that the original developers "added an extra floor without consent". Either way, using it as a bench mark for future developers is misconceived.

By contrast to Martlets Court, the proposal has almost no landscaping or space around the edges of the street which is comparatively narrow which means the buildingwill be overbearing on the street scene and neighbours compared, even if incorrectly, with Martlets Court.

3. To the east side of Fitzalan Road: (see photos in this section)

When standing with back to Arden Guesthouse (a Building of Special Character) looking northwards across the top of the single storey part of the architecturally handsome Victorian buildings there is a clear view of the Cathedral sitting proudly on the hill top surrounded by the historic townscape of Arundel. (see photo in this section).

This is a view from a Building of Special Character, inside the conservation area, across the site and looking back into the conservation area toward one of Arundel's most important historical features. This view will be lost forever and for this reason alone the proposal must be refused.

Setting this fundamental issue to one side, the street scene starts on the east with the rear elevation of Caen Stone Court made up of car ports with flats above. Eaves level is around 5m. There are some small dormer windows in the roof space but the dormers are well set back from eaves and appear unobtrusive (unlike the dormer at the proposed development). Whilst Caen Stone Court cannot be classed as an architectural beauty it is set back from the road by between 2 and 4m (double that of the new proposal) and it has 8m between it and Arden Guest House situated to its south east, which creates a sense of space.

The next feature along Fitzalan Road on the east side is a large courtyard again creating a sense of openness and space. This is the old courtyard to the historically important Swallow Brewery which still attracts tourists to view the all important brewery tower, which once stood 9 storeys in height. The perimeter of the open courtyard is made up of charming single storey furniture and antique restoration buildings which attracts tourists and collectors from the region. These are the old brewery buildings. In stark contrast to the proposal, this part of Fitzalan Road is full of character features, mixed roof heights, mixed uses, employment, tourism and bright sunny open spaces.

The next structure is number 2 Old Brewery Buildings currently occupied by French Loft antiques. It is a rare drying house for the brewery process. It is set back from the highway by up to 4m and is predominantly single storey with a raised ventilation section along the ridge. It is from the 1870's undoubtedly characterful. This building is also detached on the three sides which are visible from the street again giving a sense of space.

By contrast the proposal at this point will be full 4 storeys in height (set 1m above street level) with a 1m landscaped area and with projecting dormers enclosing the street further.

The final building in the street scene is a modest flat over a garage. It is low, small and detached on 3 sides. Although it is hard up against the pavement edge, its size and tile hung elevations means it has minimal impact on the street scene.

In terms of massing, bulk and scale, the frontage of the proposal onto this part of the street is around 40m, of which 32m is building. The opposite side of the street has 23m of built frontage. Even the 8m of the proposal that is not built 3 or 4 storeys in height contains a single storey electrical sub-station and a buggy store about 5m wide.

Statement

In respect of policy GEN 7 and NPPF, by any measure the proposal represents: over development, has an over bearing impact on the street scene; is too dense; lacks landscaping and amenity; will have a detrimental impact on the amenity of adjoining occupiers and its own residents; lacks design quality; is incongruous in comparison with immediately adjoining buildings; adversely effects the privacy of neighbours; has an overshadowing impact on the street and neighbouring properties; and, fails every test for design quality due to its vast scale, bulk, massing and fundamental poor design and poor choice of materials.

Emerging Arun District Local Plan (eADLP) (2017 modifications)

The eADLP has significantly increased the objectively assessed housing need for the District since the making of the ANDP. Sustainable settlements, such as Arundel, might therefore be required to accommodate residential development beyond that previously planned. The applicant is of the opinion that an increased housing need justifies the increase in density on the application site.

Whilst the Council are required to identify additional sites for housing, each site should be assessed on its merits, and in this case, the density and scale of the development proposed has a detrimental impact on the Arundel Conservation Area, setting of listed buildings, existing street scene, and will result in a loss of privacy and light for neighbouring properties etc. The impacts of development significantly outweigh the benefits of providing additional housing, as proposed, in this location.



AHA! Affordable Housing in Arundel:

Local plan Policy protecting Arundel

POLICY AREA3 The Setting of Arundel

No development will be permitted, particularly within the area shown on the Proposals Map, which would adversely affect views of Arundel or its special setting.

Development will not be permitted within the town of Arundel or beyond which would adversely affect the rural views outwards from the town and in particular from the following locations:

(i) London Road, in the vicinity of 9 and 11 London Road (north-westerly views);

(ii) London Road, in the vicinity of the Roman Catholic cemetery (southerly views);

(iii) the northern ends of Mount Pleasant, King Street and Parsons Hill and at their junction with London Road (southerly views);

(iv) London Road, in the vicinity of Tower House (easterly views);

(v) the northern end of High Street (southerly views);

(vi) Bakers Arms Hill and its junction with Maltravers Street (southerly views);

(vii) Kings Arms Hill and its junction with Maltravers Street (southerly views);

(viii) Mount Pleasant, in the vicinity of the Old Poor House (southerly views);

(ix) the Arundel river bridge, in Queen Street (easterly views).

Development will not be permitted which would adversely affect the long distance views of Arundel Castle or Arundel Cathedral.

Reason

To protect the setting of historic Arundel, which is of national and local importance."


west sussex county council
Home > Map
Search
Address
Search
2 FITZALAN ROAD, ARUNDEL, BN18 9JG
Draw line and write the map to add more detail text
Local information
Find services and events in and near your location
Public rights of way
Public rights of way
Print
Tweet information | Path problem report form | Unavailable routes | Feedback
How to use the Map | Accessibility | Languages
Fitzalan Road
Arundel Castle

AHA! Affordable Housing in Arundel.

Contemporaneous photos of the street scene on the northern /longest side of the development showing a green , sunny, low rise street open to fields in sections.

Photo 1: Bungalows to west end of Fitzalan Rd : Low rise, set back from the road, with parking and front and rear gardens.

Photo 2: Fitzalan Mews: Several low rise cottages set close to the road with landscaping in front and sides syncopated by broad sunny court yards and interspersed with mature verdant vegetation.

Photo 3: Fitzalan Mews: a sunny low rise mews set back beyond a broad foot path creating visual relief in the street scene giving the impression of a country lane.

Photo 4: Fitzalan Mews: a deep footpath with deep and well planted verge- low rise cottages beyond.

Photo 5:Street scene looking westwards along Fitzalan RD: Fitzalan Mews and houses opposite are set back from the road creating the appearance of a green country lane .

Photo 6: Street scene looking west from Greenhurst: few buildings are visible amongst the green sunny and spacious street scene. The only buildings visible are single storey garages set back from the road with roof pitches rising away from the carriageway and set back beyond the footpath and vegetation.

Photo 7: Riverside House and Martlets Court: this photo shows the gap between the buildings opposite the development site which is around 15m wide and characterized by trees and dense evergreen vegetation creating a sense of space between buildings.

Photo 8: View of Martlets Court from outside the development site showing how the nearest part of Martlets Court is substantially obscured by vegetation and set back from the highway. The other parts of the block are set back from the street scene beyond the car park.

Photo 9: View from Martlets Court looking westwards along Fitzalan Rd showing no structures visible in the green sunny street scene.

Photo 10: A view of Fitzalan Mews looking south from Fitzalan Road demonstrating the open sunny aspect the road enjoys between the cottages which are closer to the highway and the open aspect the mews enjoys towards the fields beyond.

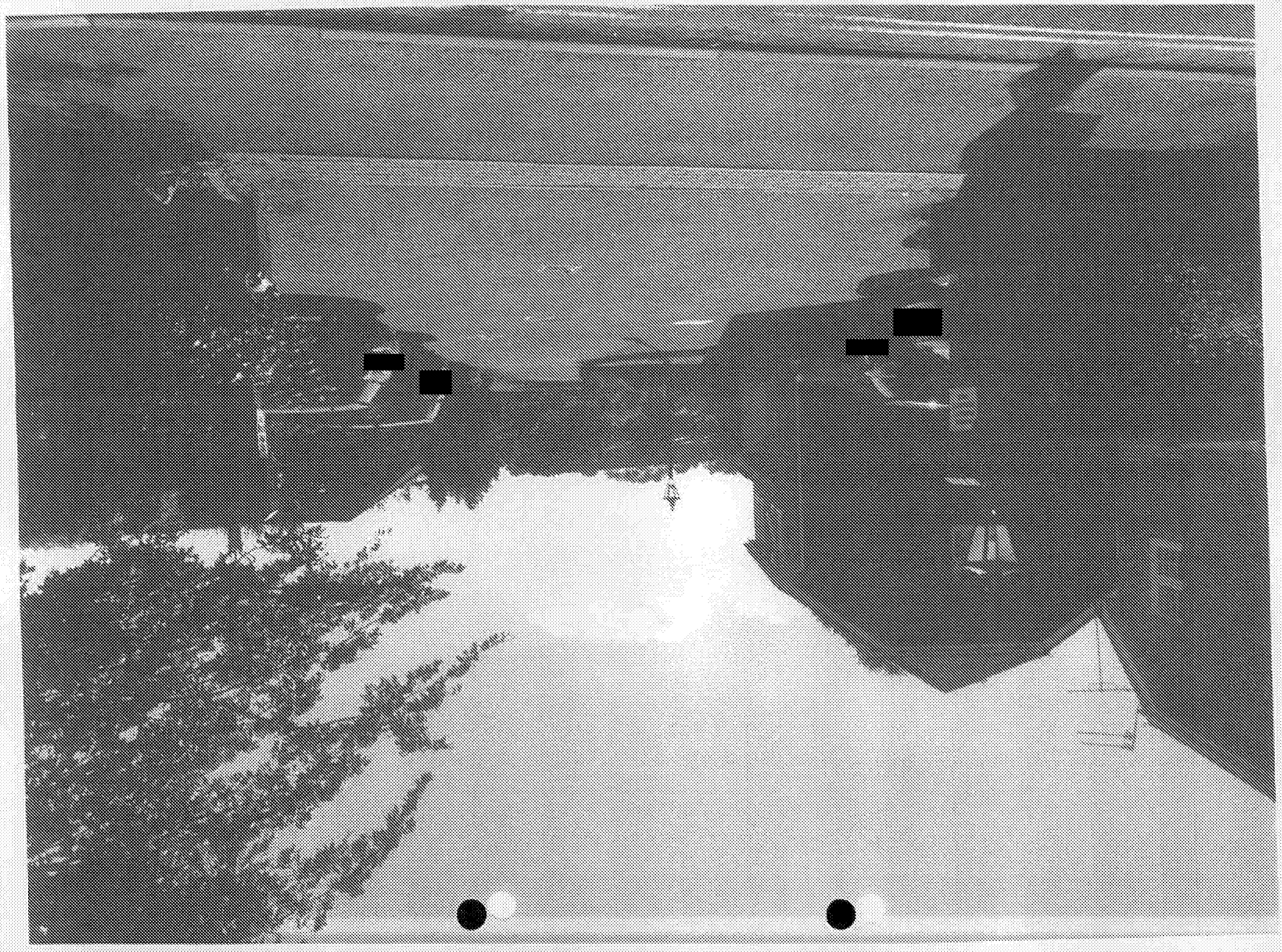
Pa
Pa











AHA! Affordable Housing IN Arundel

Arundel Neighbourhood Plan Statement:

1. Arun District Council set Arundel a target to find 50 residential units during its plan period 2014-2029.

2. Arundel Town Council set up a working committee to consult residents and draw up a Neighborhood Plan pursuant to the 2011 Localism Act.

3. A referendum was held and the Neighbourhood Plan was adopted in 2013.

4. The plan showed sites for upto 90 dwellings namely 40 units more than was necessary.

5. Since 2014, Arun District Council have fallen further behind in meeting its housing targets and in 2017 Arun wrote to Parish and Town Council's encouraging them to adopt more housing into their local areas.

5. Arun set Arundel a further target of 30. This extra allocation can already be absorbed within Arundel Neighborhood plan which shows a 40 unit surplus over an above the previous Target of 50 units.

6. Consequently there is no further pressure on Arundel to produce further housing and any argument to that end must be quashed.

7. Notwithstanding the above, it is our understanding that Arundel Town Council is mindful of the housing shortfall within the District and has met to discuss the new Neighbourhood Plan and presumably how it might be able to increase density on sustainable sites, preferably not on the flood plain and that have minimal adverse impact on the conservation area or heritage assets et al.

8. An assessment of the other sites identified in the Neighbourhood plan shows that any further allocation of upto and including yet a further 30 units over and above the existing surplus of 40 can easily be absorbed .

9. Further, owing to the increased density standards in recent years since the Neighbourhood Plan has been adopted, it seems that for an appropriate development which provides for example some affordable housing, mitigates flood risk, preserves the

historical context of the conservation area, respects privacy, overlooking and so on, it seems a higher density might be appropriate on many of the allocated site but this must be the subject of specialist design and consultation. Clearly, the demand for luxery retirement flats does not meet the identified needs within Arundel.

Conclusion: Arundel has already exceeded its housing allocation and can easily meet it's hosing allocation for the next several decades without difficulty.

Arundel Neighbour hood Plan 2014-2029 Extract

Note: Emphasis added in bold by AHA!

"Policy 5: Land at Fitzalan Road

The Neighbourhood Plan will support proposals for housing development of up to 24 dwellings at Fitzalan Road, comprising a mix of dwelling types, as shown on the Proposals Map:

(Conformity Reference: Arun Local Plan 2003 Policy GEN2, GEN7, GEN11, AREA2, AREA3 and DEV 17, Arun Submission Local Plan Policy SP7, SP11, SP12, DM2, DM14, DM38, DM46 and NPPF para 47, 51, 101, 102 & 137)

4.27 This policy identifies land for housing development in the existing built up area boundary at Fitzalan Road, comprising an industrial premises (currently occupied by 'Blastreat') and a large residential plot (known as 'Greenhurst').

4.28 Both parts of the site are currently occupied but may become available later in the plan period. As such, the site is developable but not currently deliverable as defined by para 47 of the NPPF. It has therefore not been allocated in Policy 4 but its redevelopment is supported, with the intention of sending a clear signal to the landowners, occupiers and investors that the ANP is encouraging a suitable scheme. The site therefore qualifies for identification under Policy 3 of the ANP to supply housing in the plan period.

4.29 ***There are two key policy constraints at present that have prevented a satisfactory redevelopment scheme coming forward: the location of the site in Flood Zone 3a and the use of part of the site for employment.*** *Although the entire site benefits from the Arundel flood defences, and there are firm proposals to upgrade the standard of the defences (see Policy 12), it remains designated as being of a higher flood risk. The policy supports the redevelopment of the site for housing as there are no other more suitable*

and available sites that meet the criteria of Policy 3, either within or outside of land at lower risk of flooding. The benefits of removing an industrial use from this residential area and of providing new homes for Arundel are, together, believed to outweigh the objective of avoiding development in a higher risk flood area.

4.30 Further, an examination of the flood risk assessments of a withdrawn planning application on the Greenhurst site (ref: AP/72/09) and of the Caen Stone Court development opposite the site (ref: A8/187/06) suggests it is possible for a housing scheme to address flood risk to the satisfaction of the Environment Agency. ***However, it is likely that this will only be possible with the comprehensive redevelopment of both parts of the site that will also enable a design that achieves a suitable transition from the lower density and build heights of land further along Fitzalan Road and the more recent, higher density schemes on Queen Street. In any event, future development proposals must include a Flood Risk Assessment that demonstrates how such a scheme will be achieved and must show how the design conserves the setting of Arundel and of the adjoining conservation area.***

4.31 The current industrial use is a long established use of the site, which predates much of the residential development that has occurred surrounding the site over the last few years. However, ***its value as an employment site is limited as the employment density of its specific uses is relatively low.*** *Although the location does not currently pose insurmountable environmental or amenity harm, the general industrial nature of the use and the appearance of the site means its change of use to residential will deliver a better long term planning outcome. The industrial occupier serves a wider market area than Arundel and could therefore relocate to other industrial sites in this part of Arun District, funded by the sale of land for housing development. With the importance of the ANP bringing forward housing land for development but in a way that adheres to the vision and objectives translated into Policy 2 and Policy 3, this policy conforms with Local Plan in justifying an exception to its protection of employment land policy.*

4.32 It is accepted that the land may not be made available for housing development and the policy is intended only to provide a signal to the landowners/occupiers of the preferred long term use of the land. It is not the intention of the Town Council to require the relocation of this use, nor to propose that the District Council uses any compulsory purchase powers. The availability of the land will therefore be re-assessed at the first and subsequent reviews of the ANP. If it becomes clear that there is little likelihood of the land becoming available then other sites for housing development will be identified

to meet the supply target in Policy 3. If, however, the land is made available, then the detailed design of the proposals will be expected to accord with the relevant development management policies of the development plan."

AHA! Submits that the proposed development fails to meet the criterion set out in paragraph 4.30 above namely:

"In any event, future development proposals must include a Flood Risk Assessment that demonstrates how such a scheme will be achieved and must show how the design conserves the setting of Arundel and of the adjoining conservation area. "

Further, In the extract of the Neighbourhood Plan following in this bundle, the site is also identified for 24 units.

AHA! Submits that the proposed development is therefore in breach of the Neighourhood Plan in its density, flood risk and its failure to conserve the setting of the Arundel Conservation Area and is therefore in breach of the Localism Act 2011 and is eligible to be " called in" by the Secretary of State.

Fitzalan Road Development Proposal

PRESS RELEASE: For immediate release

Arundel Town Council
Statement on the Proposed development at Fitzalan Road, Arundel
of 49 retirement flats.

16 December 2016
by James Stewart, Mayor of Arundel

Arundel is the 'Jewel in the Crown', a heritage & cultural centre and a top destination in the U.K. for small market towns not to mention a great place to live.

From 2011-2014, James Stewart (now Mayor of Arundel) chaired Arundel Neighbourhood Development Plan Committee, and in the forward to the Submission Plan he wrote:

"The recent Arun Leisure and Culture Strategy identified Arundel as one of the most attractive heritage towns in the country. In March 2013 The Times listed Arundel at the top of a list of the "Best Towns to Live in Britain". Those of us who live here and those who visit as tourists, friends and family or nearby residents all value what Arundel has to offer, and the Arundel Neighbourhood Plan sets a vision and objectives to protect and enhance these fine attributes of the town for the enjoyment of future generations.

Arundel is developing fast in the 21st Century as a modern market town,heritage and cultural centre and a place for leisure experience seekers. This mix of development needs to be carefully managed, within local planning policy, to protect the town and to proceed in line with the wishes of local people."

The final sentence is clear, and sets out the under the Localism Act 2011, the Communities and Local Government Plain English Guide summarises the Act thus:

"This Act passes significant new rights direct to communities and individuals, making it easier for them to get things done and achieve their ambitions for the place where they live."

In our Neighbourhood Plan we were asked by Arun District to provide sites for housing for at least 50 dwellings, we did this and in fact decided to go further and have identified development sites for up to 90 dwellings in the plan period.

This was not easy since Arundel is surrounded by either farmland or areas that the Environment Agency deem to be at risk of flooding. Some of the existing housing in the town is within designated flood risk zones. The Arundel Neighbourhood Plan also highlights the need within the town for affordable homes for young families to be able to stay within their communities.

One site, known as Bevin and Bevin, has already been delivered (13 dwellings) and we fully expect the others also to be fulfilled within the 15 year plan period.

The site in question on Fitzalan Road, is made up of two adjoining properties Blastreat and a house called Greenhurst.

Greenhurst is a long empty house with quite a large unkempt garden.

Blastreat has been the site of a light industrial business blast cleaning and finishing industrial and architectural products since 1972. It comprises a number of buildings, the largest and oldest of which is the last complete part of Swallow Brewery.

This large Brewery was established on Queen Street in 1783 by the Constables, a long established Arundel family. The premises expanded in the 1890's into the Fitzalan Road site (now Blastreat). In 1922 the company merged with Henty Ltd of Chichester and the Arundel premises then became a depot until about 1930.

The current plans propose to demolish the Victorian structure and fill the entire site with a large four storey building providing 49 1-3 bedroom retirement flats with 37 car park spaces.

Given that the whole site (including Greenhurst) is 0.39 hectare, this is a dwelling density of 125/Ha – normally comparable with large towns and cities.

The Neighbourhood Plan (NP) does include this combined site for development. The NP Site Assessments Report states in relation to the Swallow Brewery building that:

"The older building along Fitzalan Road is of some historic and architectural interest and may be capable of being retained and converted as part of the scheme."

This report goes on to suggest a dwelling density of 60/Ha would be appropriate considering the rest of the Town, this would allow for 24 dwellings on the combined site.

ADC's HELAA document also identifies the site for possible development with a lower density and suggests 10 dwellings on the old Swallow Brewery site and 7 on Greenhurst, just 17 in total.

Based on the current proposals we would object strongly to this development based on the plans presented at the open day at the Norfolk Hotel on 7 December.

This is not just the unanimous view of the twelve Town Councillors, but we have yet to hear from any resident who attended the open day and is in support of the scheme.

Our objection to the scheme is based on:

1. Overdevelopment (dwelling density too high & building too big) of the site as outlined above.
2. The site is on a Flood Risk 3a zone, a factor not yet adequately allowed for in the scheme as presented.
3. According to the NP, and based on the 2011 Census, Arundel has 970 residents over 65. This is 27% of the population, compared to 17% nationally.
4. There is already a surplus of retirement properties available on the market, and we have six managed buildings for older residents in the Town: Warwick Court; the Holmes Foundation; Martletts; The Priory; Caen Stone Court; and the Mustchin Foundation. Three of which are on or adjacent to Fitzalan Road, one more would further create the feeling of an older persons "Ghetto".
5. There is a shortage of affordable homes for younger people which could be provided through shared ownership, housing association or similar.
6. Our medical centre, as many are, is already overstretched.
7. The scheme as presented does not allow for adequate parking spaces nor does the entrance appear to allow for large vehicle entry for deliveries and more importantly for ambulances or other emergency vehicles.
8. The current proposals call for the demolition of the old Swallow Brewery building. We would look for a sympathetic developer who would include these old buildings as part of the scheme, retaining an

important part of Arundel's heritage intact as has been achieved to great effect with the Bevin and Bevin development.

Within Arundel Town Council we cannot ignore the fact that we have an ageing population, nor can we naively think that the percentage of senior residents in the Town will not increase over time.

We visualise senior residents living in a mix of their own homes, managed homes and care facilities supported by friends, families and local services (both Council and Community based).

One of the key strengths of Arundel, like many old market towns, identified in the NP is our community spirit (as wells as the festivals, local walks, culture & heritage). This is gradually being eroded as families are broken up and younger members have to move away to find more affordable homes.

We in the Town Council have already started setting policies to support our families and senior residents (and other vulnerable residents) either in their own homes or managed facilities and will continue to build on this in the years to come.
With a Roman, Saxon and Norman history going back over a thousand years we feel that we must defend our older buildings from demolition in the face of ambitious developers taking advantage of the current hiatus within Arun due to the lack of a new Local Plan.

We have committed to ADC to support them in the development of their new Local Plan, and will over time amend our Neighborhood Plan as required.

But until then our Neighbourhood Plan as adopted in 2014, after many focus groups, a housing needs survey, three public consultations and examination must stand as the guide for development within Arundel.

Otherwise what has it all been for?

On the 14 December 2016 our MP, Nick Herbert wrote on his Blog:

Arundel & South Downs MP Nick Herbert has won the backing of Government in response to his call for greater protection of neighbourhood plans from speculative development.

At the Report Stage of the Neighbourhood Planning Bill in the House of Commons on Tuesday (13 December), Mr Herbert moved amendments to give greater protection to the policy of neighbourhood planning, which he said "embodies the spirit of localism by giving local communities control over where development takes place."

Mr Herbert asked for the Government's response to "one of the thorniest questions in planning" when communities are confronted with development that they really do not want. This is often the case when speculative development is put forward in an area where the local planning authority does not have a sufficient five-year land supply or a local plan in place.

Mr Herbert warned of the danger of losing public support for neighbourhood planning, saying developers were 'undoubtedly gaming the system so as to secure speculative development applications and planning permissions, in a way that is deeply cynical and that is undermining the principles of localism and community control.'

See also the 12 December 2016 statement on the same subject by Mr Gavin Barwell, Minister of State for Housing & Planning & Minister of London:

http://www.parliament.uk/business/publications/written-questions-answers-statements/written-statement/Commons/2016-12-12/HCWS346/

In which he states:

"The Government confirms that where a planning application conflicts with a neighbourhood plan that has been brought into force, planning permission should not normally be granted."

James Stewart, Mayor of Arundel says "Personally I feel very strongly about this issue, I chaired the Committee in developing our plan and so know first hand the difficulties and obstacles we had to go overcome to achieve a plan that would both pass examination and that the majority of the community could get behind. In the end we passed examination and achieved a 90.4% "yes" vote from the Community. After all this I just cannot see how the planning process could ever allow a development, such as this, that is so opposite to our Neighbourhood Plan's spirit and intentions, to be considered."

Note on Arundel Neighbourhood Development Plan

The Arundel Neighbourhood Plan was instigated as a 'forerunner" NP by ADC and was the first of 16 NP's within Arun and West Sussex to be completed.

The plan referendum took place on 8 April 2014, and the NP was formally 'made' by ADC later that month.

For further information, please contact:

James Stewart
Mayor of Arundel
Arundel Town Council
Arundel Town Hall
Arundel
BN18 9AP

[redacted]

Published at 09:35 on 20/12/2016

Arundel Town Council

MINUTES of the PLANNING AND ENVIRONMENT COMMITTEE MEETING Held at THE TOWN HALL, MALTRAVERS STREET, ARUNDEL on THURSDAY 24 AUGUST 2017 at 7.00 PM

Planning & Environment

PRESENT: Cllrs Bodimeade, Harriott, Patel, Heriot, Wagland, Stewart, The Mayor Cllr Angela Standing (ex officio) Deputy Mayor Cllr Lucy Ashworth (ex officio), Cllr Paul Dendle (ADC), Cllr Robert Wheal.
CHAIRMAN: Councillor Patel
ADMIN ASSISTANT: Carolyn Baynes
36 Members of Public

MINUTES

P2266. AGENDA ITEM 1 – APOLOGIES FOR ABSENCE

Cllr Phillips – these were accepted, Cllr Heriot stood in for Cllr Phillips.

Cllrs Dendle and Wheal were invited to the table.

P2267. AGENDA ITEM 2 – PUBLIC QUESTIONS - **15 minutes will be allowed for questions from the public, answers may be supplied in writing at the chairman's discretion.**

Key Wagland arrived 19:06

Gil Janson – representing the majority of residents 20-50 Fitzalan Road - Have the Councillors considered the problems with parking in Fitzalan Road and with the added Blastreat planning application which would not only need parking for Residents but also Care Workers, Service Personnel and visitors which would overspill onto the Road? Or the request for double yellow lines on the field side of the road? Also, have the Council considered the problems with the sewerage in Fitzalan Road with the existing system already unable to cope?

Cllr Stewart responded stating that Arundel Town Council had submitted a TRO in respect of the parking in Fitzalan Road but agreed that the amount of parking spaces for the Renaissance Development would be inadequate. It was noted that the issues with the drainage and sewerage was to be discussed at Agenda Item 11.

John Munro – Asked if we had formally requested from ADC a rights of light survey or an independent highway (Professional) Consultant. Cllr Ashworth said that any determination of the application would be premature.

What happened to the monies for the replacement Council housing, siblings of Arundel families were having to move away as we have no affordable housing now in their home town. Cllr Dendle stated that the monies never went to ADC either. Effectively lots of the money was sent elsewhere.

Richard Harting – is there a plan for making Objections?
Cllr Dendle advised that individuals should object with their own comments and observations.

Is their a mechanism for the AHA group to submit detailed objections?
Cllr Wagland stated that you do not need to be an Arundel Resident to object to any Planning Applications.

Felicity Lock –Did the developers consider renovating the existing building?
Cllr Harriott reported that ATC did attempt to "List" the Swallow Brewery Site, it was to be noted that there could be an attempt to try to re-list this again.

Adrian Burrows – AHA, asked what does Calling In mean? Cllr Stewart answered saying that this is an application process taken to the Secretary of State to re-investigate the Planning Application.

Cllr Patel reported that the Town Council had an extension to when they would be able to subject their comments.

Deeta O Caithlain – If the application goes through – how long would it be until the development would be looked at. When Grenfell report comes out this will effect all of the future ongoing determinations. This is something would would be determined through Arun District Council.

Cllr Stewrt stated that the general public were able to attend any of our Council Meetings and could then have a chance to ask any further questions they may have.

P2268. **AGENDA ITEM 3 – DECLARATION OF INTERESTS**
Cllr Harriott – Declared a personal and pecuniary interest in the Blastreat Site.

P2269. **AGENDA ITEM 4 – MATTERS ARISING FROM THE PLANNING & ENVIRONMENT MEETINGS OF 20 JULY 2017 AND 10 AUGUST 2017**
Approved and Adopted: Minutes of the P&E meeting of 20 July 2017.

Arundel Town Council wrote to the Leader of ADC regarding the behaviour of the JEAAC Committee. Cllr Brown is currently out of the office at the moment but will make a response on her return.

It was noted that neither Cllr Dendle nor Cllr Wheal were mentioned in this letter!

Approved and Adopted: Minutes of the P&E meeting of 10 August 2017.

P2270. **AGENDA ITEM 5 – WARD MEMBERS' REPORT**

Cllr Dendle and Cllr Wheal – nothing to report at this time.

P2271. **AGENDA ITEM 6 – UPDATES FROM JOINT EASTERN ARUN AREA COMMITTEE & SDNPA**

SDNPA - There have been no further meetings at this time.

P2272. **AGENDA ITEM 7 – BLASTREAT SITE – UPDATE**

We have been granted an extension to comment on the Blastreat Site Planning Application, once we have collated all the documentation that we have we will be in a position to comment further.

The Rt Hon Nick Herbert CBE MP, did not attend the meeting but stated by email the following:-

I share local concerns about this proposed development and will support the campaign.

As a matter of principle I do not interfere with individual planning applications, but I can and will object when these contradict neighbourhood plans.

I will raise my concerns formally with ADC and if necessary will ask to have the application called in by the Secretary of State as it yet again raises the issue of the integrity of neighbourhood plans.

This item was referred to again under Agenda Item 15.

John Monroe was congratulated for his ongoing works with the AHA Group.

The meeting was paused whilst members of the General Public left the meeting room.

P2273. **AGENDA ITEM 8 – CONSIDERATION OF POSSIBLE LISTING OF BUILDINGS IN OR AROUND THE BLASTREAT SITE**

Arundel Town Council will not be applying for any listings at this present time, any member of the public can apply to do this themselves. Cllr Bodimeade could not see why the French Loft would be preserved as the building is falling apart.

Planning & Environment

Following further discussions it was discussed about the possibility of consulting with Neil Homer in regards to a possibility of "Calling-In" the Blestreat Site Planning Application. eCllr Wagland Proposed, and Cllr Bodimeade seconded, to set aside monies for advice on calling in this application to the Secretary of State. Upon a vote this was agreed.

P2274. AGENDA ITEM 9 – GRASS CUTTING ALONG THE RIVERBANK

Cllr Wagland had requested that the routine grass cutting maintenance contract be modified slightly and spoke with Andy Strudwick from the Environment Agency without realising that Derek Waller was already in talks with WSCC. Cllr Wagland agreed to talk with Derek Waller to move forward on this.

P2275. AGENDA ITEM 10 – PLANTS GROWING IN MALTRAVERS STREET

This is an ongoing issue to be reviewed at a later meeting.
Cllr Wheal supported the works to be done although
Cllr Bodimeade stated that the small roots of the plants were not doing any damage, but that the buddleia is doing the most damage.
A Local Resident – Freya Swaffer has been clearing some of the buddleia and is happy to continue with this leaving the small plants.

Cllr Dendle left 19:58.

P2276. AGENDA ITEM 11 – ATC MEETING WITH SOUTHERN WATER (26th July 2017)

The meeting was a follow up to the first meeting in May where Cllr Stewart and Derek Waller outlined the issues raised by residents of drains backing up and flooding.

It started by discussing the three CSO's (Combined Sewer Overflow). In storm conditions these discharge water flow into the River Arun. If these are operating properly then there should be no problems.

Not one of the three CSO's (2 x CSO and 1 X CEO) are actually functional. This explains the flooding experienced by residents.

The SW Asset Team will fund a full investigation into all three units and commission Beasley Christopher, Marine Surveyors based in Margate, to do this written report in October/November.

Cllr Stewart left 19:52.

P2277. AGENDA ITEM 12 – COMMUNITY BANNER

Currently progressing forward with this.

Planning & Environment

P2278 AGENDA ITEM 13 – STREET CLUTTER

There is an increase of A Boards, and general trader goods alongside the pavements, due to narrowness of our pavements, it was agreed to send a letter to West Sussex Highways to request a review of all the pavements in our Town.

P2279 AGENDA ITEM 14 – QUESTIONS FROM FARMERS MARKET AND OTHER SOURCES

Concerns over the Parking in Mill Road were mentioned at the last Farmers Market, we suggested that this was bought to the attention of the Castle.

The bin located beside John Monros bench along the riverside, does not appear to have been emptied again for some time, the office is to re-check to see if the rubbish bin is being emptied on a maintenance schedule with ADC.

Cllrs were asked if a rubbish bin could be installed along Pearson Road, the consensus was that this would not be allowed as it is a Residential Area – it was requested to be added to next full P&E Agenda.

Thanks were given to Cllr Eve and The Mayor Cllr Standing from a local resident - having taken a complaint to Councillor's in respect of issues with the School Bus he then reported back to say that this had been resolved.

P2280. AGENDA ITEM 15 – PLANNING APPLICATIONS

i) **AB/107/17/T 34 Fitzalan Road Arundel BN18 9JS (Rear of 20-50 Fitzalan Road)**
Crown reduction to past pruning points or 1.5m - 2m growth to 18No. Willow trees & 1No. Ash. Remove all dead growth & sever all ivy growth from around trunks.
Approved: No objection.
This was also supported by our Tree Warden.

ii) **AB/96/17/PL Butlers Bar and Restaurant 25 Tarrant Street Arundel BN18 9DG**
Replacement of french doors with folding sliding doors & replacement of 3 No. air conditioning units. This application affects the character & appearance of the Arundel Conservation Area.
Approved: No objection – but disappointed that this was a retrospective application.

iii) AB/77/17/PL Blastreat Limited and Adjoining Greenhurst Fitzalan Road Arundel BN18 9JS
Demolition of existing dwelling & buildings. 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, refuse bin store & 34 parking spaces. This application affects the character & appearance of the Arundel Conservation Area.

Planning & Environment

Due to the significant number of objections and material that we have received and the various shortcomings that have been identified in terms of the documents submitted with this application, we do not consider we are in a position to reach a decision on the application this evening.

Once we have all the information to reach a fair decision based on firm planning grounds we will reconvene at a meeting which will be held on or before 21 September 2017.

iv) AB/103/17/PL. Former Reception Building Arundel Equine Hospital Tortington Lane Arundel BN18 0GB
Change of use from veterinary office & treatment room (D1 Non Residential Institutions) to 1 No. additional dwellings with alterations to external fenestration. This application is a Departure from the Development Plan (amendment to AB/82/16/PL).
Approved: No objection.

P2239. AGENDA ITEM 20 – MATTERS OF URGENT IMPORTANCE (raised with prior consent of the Chairman).

It was Proposed by Cllr Ashworth and seconded by Cllr Harriott to approve the sum of £240.00 in respect of a Surveyors Report for the Nineveh Shipyard footpath – this was Agreed.

The meeting was closed at 20:17 hours.

Minutes signed as a true record

.....

Mayor of Arundel

Date.....

ANA! Affordable Housing in Arundel

Objections made by Architects.

[redacted]

From:
Martin Summersgill *BSc., Dip Arch., ARB;* **Sandrina Carosso; Tamina Summersgill**
130 Fitzalan Road, Arundel BN18 9JZ

Dear Mr. Easton

Ref: AB/77/17/PL – Blastreat Ltd and Adjoining Greenhurst, Fitzalan Rd, Arundel BN18 9JS
Applicant: Renaissance Retirement, Unit 12 Headlands Business Park Ringwood BH24 3PB

As as a qualified architect of some 35 years, I am moved to write to you in respect of this application.
The proposals show a deeply disconcerting contempt for context, and a worrying paucity of aspiration to providing a responsive and appropriate design proposal. Whether this site lies within a conservation zone or not, the location is sensitive and its redevelopment will have a significant long term impact on the character and quality of this part of the city's built environment.

The proposals are deficient and cannot be considered acceptable for the following reasons:

Site analysis

We cannot see any evidence of a thorough analysis of the existing site, its context, constraints and opportunities that would otherwise lead to a responsive and sensitive approach to development.

Context (scale)

The proposals result in an relentless block of massing which is uncharacteristic of, and unsympathetic to, the fragmented domestic-scale massing which predominates in the town, and which forms its distinctive urban character as experienced both in its streets, and as viewed from a distance.
No visualisations of the proposed massing in landscape context appear to have been included with the application which is a significant dereliction. It is clear that both the resulting unbroken volume and height of the proposed massing will detrimentally impact views into and within Arundel, including the composition of the view of Arundel castle from the south.

Context (street)

In the immediate context of Fitzalan Road, this presents a substantial, inappropriate increase in height and scale relative to adjacent domestic architecture (including C20th development), and the scale of Fitzalan Road. The cursory treatment of the edges of the development site on

Fitzalan Road fail to satisfactorily resolve the relationship between building, footpath and street.
This existing stretch of Fitzalan Road may be perceived by many as wanting in coherence and character, and this development would serve to exacerbate rather than improve matters, repeating and reinforcing mistakes that have been elsewhere in Fitzalan Road.
The application proposes to demolish the existing brick building which forms the corner of Fitzalan Road. Although perhaps not listed, this building embodies character and scale which nonetheless contributes to the identity of Arundel, as much as any other building forming the city fabric. This building presents an opportunity which has been entirely disregarded in the application.

Architectural design

The proposals demonstrate a shocking lack of thought in the materials, articulation, and overall architectural composition of the proposed buildings. The scale and detailing is generic, the use of materials is both unimaginative and inappropriate; the resulting composition is thoughtless and banal. This sort of "developers' generic" could (unfortunately) be found anywhere in the UK, and seems to have been "transplanted" from some other development, such is the paucity of architectural imagination and responsiveness to brief, context and vernacular.

Summary

With all that has been so successfully achieved in enabling new development in the C20th and C21st in Arundel while retaining and promoting its character, these proposals present an unfortunate step backwards in our approach to enabling development in sensitive urban contexts and reinforcing our built heritage. We do not see any evidence of an appropriately detailed and intelligent analysis of the site, its constraints or opportunities (eg. existing building(s)). This results in a generic approach to architectural design. The conclusion is that the development is motivated solely by developing the greatest amount most expediently, with scant regard to the scale and character that makes Arundel the unique place that it is.
We strongly urge the Council to REFUSE this a planning application.

Martin Summersgill BSc. Dip Arch. ARB
Sandrina Carosso
Tamina Summersgill

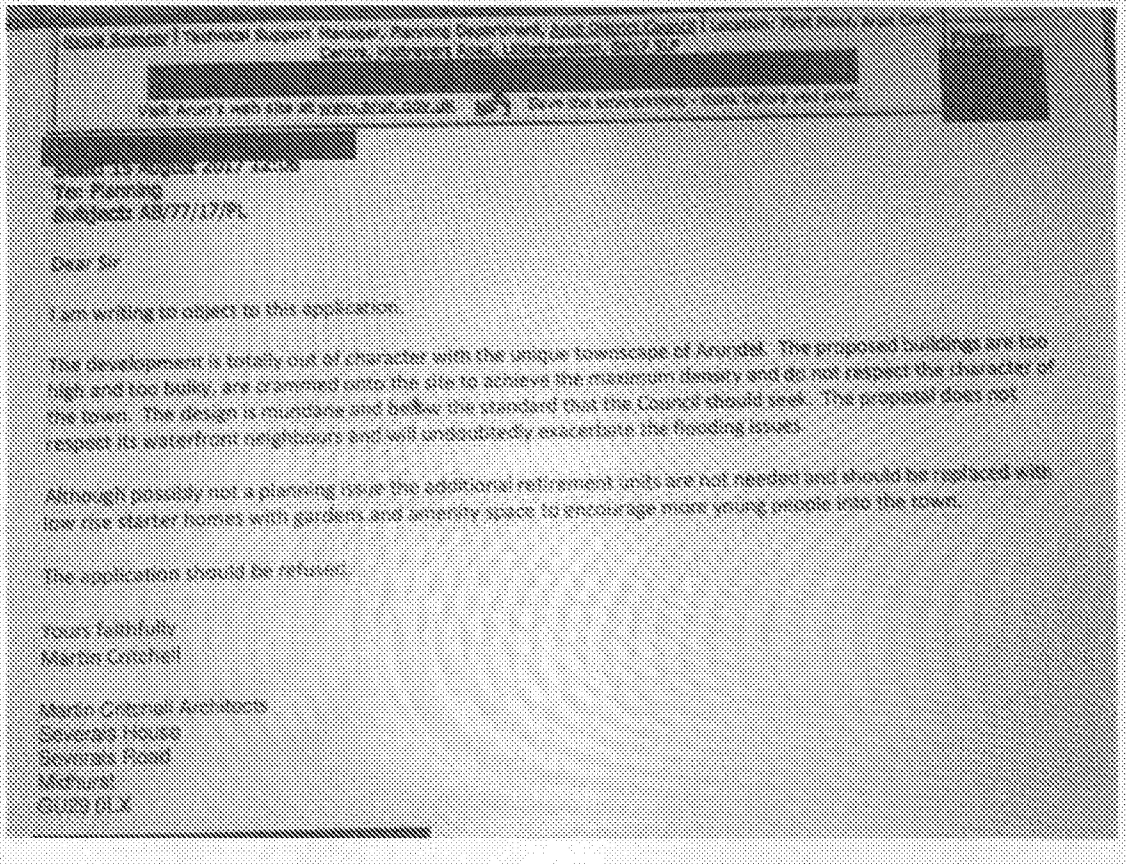
AHA! Affordable Housing in Arundel

Objections made by Architects.

Martin Critchell RIBA says:

"As architect for the recent redevelopment of the 'Bevin & Bevin' site I understand the importance of retaining existing buildings and respecting the historic townscape. This application does neither and should not be allowed."

His full objection letter to Arun dated 17th August 2017 can be read on line as follows:-



Bronte Welham

From: Nicola Spencer on behalf of Planning
Sent: 16 August 2017 09:59
To: Planning Responses; Planning Scanning
Subject: FW: AB/77/17/PL

Nicola Spencer | Technical Support Manager, Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
[redacted]
Visit Arun's web site at www.arun.gov.uk Save the environment - think before you print.

From: [redacted]
Sent: 15 August 2017 12:06
To: Planning
Subject: AB/77/17/PL

Dear Sir

I am writing to object to this application.

The development is totally out of character with the unique townscape of Arundel. The proposed buildings are too high and too bulky, are crammed onto the site to achieve the maximum density and do not respect the character of the town. The design is mundane and below the standard that the Council should seek. The proposal does not respect its waterfront neighbours and will undoubtedly exacerbate the flooding issues.

Although possibly not a planning issue the additional retirement units are not needed and should be replaced with low rise starter homes with gardens and amenity space to encourage more young people into the town.

The application should be refused.

Yours faithfully
Martin Critchell

Martin Critchell Architects
Severals House
Severals Road
Midhurst
GU29 0LX
[redacted]

AHA! Affordable Housing In Arundel.

Objection sent to Arun by Architect

[redacted]

Dear Sir

I am a retired architect, greatly saddened to see the grossly inappropriate, insensitive and uninspired proposals for the above site.

There appears to have been no contextual evaluation of the site, its surroundings and scale of existing buildings. The colossal bulk of the proposals is totally unsympathetic to Arundel's existing character and largely domestic scale, and would dwarf adjacent properties in Fitzalan Road, and would impact grotesquely on views into and out of Arundel's historic centre.

The dreary, stereotypical and out of scale architectural detailing and use of materials can, unfortunately, now be seen all over Great Britain, a developers' universal, cynical and lazy design approach, to be applied to any site, regardless of its location, vernacular and local context.

Arundel deserves much better than this. Should this application be granted consent, there will be a deeply felt and long standing regret in Arundel at a lost opportunity for something vastly more sensitive and appropriate than the present potentially ruinous proposals.

This planning application must, without doubt, be refused.

Yours faithfully
Philip Hood Dip Arch RIBA

AHA!- Affordable Housing for Arundel

Ecology Statement

Dated: 23 August 2017

Background:

In the preparation of this statement AHA! have:

a) consulted all residents of Fitzalan Road and Queens Lane who have responded to our leaflet drop or their neighbourhood coordinator;
b) spoken to the Wetland Centre In Arundel ;
c) Spoken to Liz Roger of Chichester District Council ; and,
d) read the report undertaken which astonishingly stated there were no species in the garden .

Consultation Findings:

The following factors contribute to the site having a unique ecology:

Arundel is a rare eco system benefiting from brackish water, only 5 miles from the sea and yet on the edge of the Southdown National Park;

The development site is around 20m from the River Arun and 20m from open farm land;

The site is directly under the flight path of migrating birds and within 1mile of the internationally important Arundel Wetland Centre;

The site has a derelict upper part to a Victorian warehouse which is open to he elements and a semi-derelict house with a substantial garden which has been unoccupied and unmaintained for circa 10 years;

The garden of Greenhurst is very low lying and sits in water for much of the winter . 15 years ago there was a large pond in the front garden which appears to have partially collapsed but It forms a natural pond during winter.

Residents of Fitzalan Road regularly have bats, frogs, hedgehogs, water voles, wood pecker, ducks, swan, cormorant, newts , slugs , mice and a great variety of other species in and around their gardens. These species are protected species under the Wildlife and Country Side Act and should be protected for their own sake.

1. **The Pond/ wet land area of Greenhurst:**

   a) The garden is derelict, overgrown and abandoned for over a decade. It therefore forms the ideal setting for a significant variety of species;

b) The actual house called Greenhurst is also low lying (around 1m below highway level) and sits in water during the winter. It therefore likely to be a neighbourhood sanctuary for various wetland species;

c) the topographical survey submitted by the developers shows a large pond on the garden to the north;

d) The ecology report was conducted in summer so no search would have been made for wet land species.

Statement: A full ecology report must be undertaken during both summer and winter period to reflect the evolving seasonal ecology.

2. The upper pats to the Victorian warehouse:

   This area of the site has been abandoned for many years , is vacant during the night and at weekends and yet no species were found.

   It is also of great age and open to the elements via windows.

Statement: it is not credible that the whole site is completely devoid of any wild life when neighbours report significant wildflife locally. An independent survey must be carried out.

Clearly a partian document prepared by parties employed by the developer at the wrong time of year which fails to consider the larger pond must be set aside and a new report independently commission or be the subject of peer review.

[redacted]

[redacted]

From: Liz Rogers [redacted]
Sent: 23 August 2017 11:13
To: David Easton
Subject: App - AB/77/17/PL Blastreat Limited and Adjoining Greenhurst Fitzalan Road Arundel BN18 9JS

Morning David,

Following our conversation this morning it has come to my attention that the ecological survey report undertaken by Abbas Ecology for the site at Blastreat Limited, Arundel (AB/77/17/PL) doesn't include both areas of the site. The survey doesn't include the house Greenhurst next door. Because the survey is uploaded in black and white, this wasn't picked up earlier. We require that Prior to determination an extended phase one habitat survey is undertaken on this part of the site to determine if there is potential for protected species. If there is potential for protected species then further surveys would be required. These surveys plus any mitigation strategies required will need to be submitted as part of the planning application prior to determination. Surveys.

If you need any further information just let me know.

Many Thanks

Liz

Liz Rogers
Environment Officer
Environment
Chichester District Council

[redacted]

http://www.chichester.gov.uk

LEGAL DISCLAIMER

ARUN DISTRICT COUNCIL AB/77/17/PL

AHA! Affordable Housing in Arundel.

Deliverability Statement:

Decision makers reviewing this application should be made aware that the proposed development in its current design is considered to be undeliverable and therefore cannot make a material contribution to the housing need in Arun for the following non exhaustive reasons:

1. The development requires the diversion of a sewer currently under the existing Victorian industrial building into the highway because building regulation and Southern Water Regulations state that no new buildings can be permitted to be build within 3m of a public sewer; adjoining neighbours enjoy rights of drainage through this sewer in its current position and have informed AHA! tat they will not consent to it's diversion;
2. The Norfolk Estate enjoys a direct restrictive convenant over the site of Blastreat restricting its development. We are unaware if the developer have yet been released from that covenant but there is nothing registered at HMLR;
3. Neighbours enjoy civil Rights to Light pursuant to the 1832 Prescriptions Act and will be entitled to injunct the development (and have stated they would) if the development infringes on their Rights to Light. Based on current research the development breaches these Rights of Light;
4. A Planning Condition has been requested by Arun District Council stating that prior to development commencing the developer must undertake and satisfy a winter water infiltration test to confirm there is suitable drainage on the site. Based on current research the development will not pass this fundamental test;
5. Arun District Council has been approached to extend the Arundel Conservation boundary by circa 20m or make an Area of Special Character to include part of the site at Blastreat (to include the Victorian building) and that consultation should be a material planning consideration. Further, the Victorian building will be protected from demolition;
6. The Swallow Brewery Complex including the Victorian brewery building that forms part of the development site is the subject of an imminent application for grade II Listing;
7. The MP for the Arundel area has stated he would "call in" the application directly to the Secretary of State should the application continue to be in breach of the Neighbourhood Plan;
8. The current proposals will have an adverse impact on at least two trees under Tree Preservation Orders because it impacts on their Root Protection Zone and over shadows them;
9. The developers latest set of published accounts dated 31st December 2016 show circa £56.4 m (fifty six million four hundred thousand pounds of assets) and circa £52.5m (fifty two million five hundred pounds of liabilities) so over 90% loan to value borrowing ration. This by any

standards is a very high level of debt. It seems that if the property market corrects downwards by less than 10% the company could be technically insolvent. It is currently unclear how the developers intend to raise the funds to purchase and build the scheme given their Viability Report states the acquisition costs are circa £1.75m and the other development costs are circa £13m.

[redacted]

Adrian

The consolidated balance sheet at 31 Dec 2016 show assets of £56.4 million and liabilities of £52.5 million

William

[redacted]

This document should only be read by the addressee. The contents should not be relied upon by any person, whether the intended recipient or otherwise, without subsequent written confirmation. Lewis Brownlee (Chichester) Limited, Lewis Brownlee Financial Services Limited, its directors and staff, disclaim responsibility and will accept no liability for the consequences for any person acting or refraining from acting on information contained in this document prior to the receipt of written confirmation. If you are not the intended recipient of this message, please telephone +44 (0)1243 782423 immediately and delete this message from your computer. Lewis Brownlee (Chichester) Limited, Chartered Accountants, registered to carry on audit work in the UK & Ireland by the Institute of Chartered Accountants in England and Wales. Registered office at Appledram Barns, Birdham Road, Chichester, West Sussex, PO20 7EQ. Registered in England under company no 6286313. Lewis Brownlee Financial Services Limited, authorised and regulated by the Financial Conduct Authority. Registered office Appledram Barns, Birdham Road, Chichester, West Sussex, PO20 7EQ. Registered in England under company no 6507644

-----Original Message-----

[redacted]

hi w,

I wonder if you could look briefly at the accounts of rensleirance mitrement ltd of ringwood in hampshire and tell me if I'm correct in saying that they have 53m of assets and 49m of debt?

In other words a 90% borrowing.

can that be correct.

I need to get this correct because the press are interviewing me about them before the end of this week.

thanks.

A

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 16 AUG 2017 AT 14:02:52. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE OR SHE SUFFERS LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN HM LAND REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, DURHAM OFFICE.

TITLE NUMBER: WSX367181

There is no application or official search pending against this title.

A: Property Register

This register describes the land and estate comprised in the title.

WEST SUSSEX : ARUN

1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 14 Fitzalan Road, Arundel (BN18 9JS).

2 (09.10.2014) The land tinted blue on the title plan has the benefit of the rights granted by a Deed dated 31 December 1953 made between (1) The Most Noble Bernard Marmaduke Duke of Norfolk (2) The Public Trustee and (3) Harold Henry Davis Sinclair.

NOTE: Copy filed.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

1 PROPRIETOR: PHILIP JUSTIN JONES and PATRICK STANLEY JONES of Barnfield House, Arundel Road, Fontwell, Arundel BN18 0SD and RICHARD OSBORN JONES of 46 Albert Road, Addlestone KT15 2PX.

3 RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

C: Charges Register

This register contains any charges and other matters that affect the land.

1 A Conveyance of the land tinted blue on the title plan dated 1 April 1953 made between (1) The Most Noble Bernard Marmaduke Duke of Norfolk (2) The Public Trustee (3) Henty and Constable (Brewers) Limited and (4) Harold Henry Davis Sinclair contains restrictive covenants.

NOTE: Copy filed.

2 The parts of the land affected thereby are subject to the rights granted by a Lease of an electricity substation dated 9 May 1963 referred to in the schedule of leases hereto.

NOTE: Copy lease filed under WSX353816.

3 A Conveyance of the land tinted pink on the plan dated 17 September 1981 made between (1) Schroder Executor and Trustee Company Limited and Others (Vendors) and (2) Peter Russell William Harper (Purchaser)

C: Charges Register continued

contains covenants details of which are set out in the schedule of restrictive covenants hereto.

4 The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

5 (07.09.2016) UNILATERAL NOTICE in respect of a contract for sale dated 19 August 2016 made between (1) Philip Justin Jones and others and (2) Renaissance Retirement Limited.

6 (07.09.2016) BENEFICIARY: Renaissance Retirement Limited (Co. Regn. No. 03259684) of Director of Legal Services, Renaissance Retirement Limited, Keepers Cottage, Nackwood Park, Basingstoke RG25 2JZ and of First Floor, Headlands Business Park, Ringwood BH24 3PB.

Schedule of restrictive covenants

1 The following are details of the covenants contained in the Conveyance dated 17 September 1981 referred to in the Charges Register:-

"THE Purchaser hereby covenants with the Vendors to the intent and so as to bind the land hereby conveyed into whosesoever hands the same may come and to benefit the Norfolk Estate at Arundel in West Sussex or the part thereof remaining unsold at the date hereof and/or Arundel Castle at all times hereafter to observe and perform the restrictions and the covenants set out in the Second schedule hereto PROVIDED ALWAYS that the Purchaser or other the owner or owners for the time being of the property hereby conveyed shall be liable only in respect of breaches which occur while he or they respectively shall be the owner or owners of the land or of the part thereof in respect of which any breach occurs PROVIDED ALSO that the Vendors or their successors in title owner or owners for the time being of the Norfolk Estate at Arundel aforesaid or the part thereof remaining at the date hereof unsold or otherwise undisposed of and/or of Arundel Castle may at the request of the Purchaser or the persons deriving title under him release or vary any of the aforesaid restrictions and covenants PROVIDED FURTHER that nothing herein contained shall operate to impose any restrictions on the manner in which the Vendors or the persons deriving title under them may deal with the whole or any part of the said Estate for the time being remaining unsold or undisposed of.

THE SECOND SCHEDULE

(The restrictions and covenants to be observed and performed by the Purchaser)

1. The buildings standing at the date hereof on the land hereby conveyed or on any part thereof and all other buildings which may be erected thereon shall be kept in substantial repair. No building shall at any time be erected and the elevations of the existing buildings shall not be altered until the plans of such building or alteration shall have been submitted to and approved by the Vendors or their Agents for the time being but such approval shall not be unreasonably withheld

2. In case the buildings or any part or parts thereof shall be burned down or damaged by fire or destroyed or damaged by violent tempest the same or the part or parts thereof so burned down or destroyed shall be rebuilt or reinstated within twelve months thereafter according to plans to be submitted to and approved by and to the satisfaction of the Vendors but such approval shall not be unreasonably withheld.

3. No trade manufacture or business of a noisome noxious or offensive character shall be carried on upon the land and it is hereby expressly declared that the continuance of the business of Blastreat Limited as hitherto conducted upon the land shall be deemed not to be a breach of this covenant

4. No building on the land shall be used for the residence of any person or persons of unsound mind or for a convalescent home hotel public house or beer shop or for a licensed refreshment house or for a

Schedule of restrictive covenants continued

public garage or oil or petrol station.

5. No shows booths swings roundabouts caravans or hoardings nor any advertising station or advertisement (except advertisements relating to the business carried on) shall be erected made placed or used or be allowed to remain upon the land or any part thereof nor shall the same be used as a parking ground nor for the storage of rubbish or building materials oil or petrol."

Schedule of notices of leases

1	15.11.2012	an electricity substation	09.05.1963 from 9.5.1963 until 28.9.2033	WSX353816

NOTE: See note in the charges register for the rights granted by this lease

End of register

AHA! –Affordable Housing In Arundel:

Non compliance with Validity Checklist Statement:

Letter sent from AHA! to Arun stating the application is invalid.

Begin forwarded message:

[redacted]

Dear David,

As you may now be aware from the local press, AHA! (Affordable Housing in Arundel) has been formed to campaign against the misconceived application AB/77/17/PL and work with you and the Local Authority generally to promote a more appropriate alternative.

We have 1560 supporters to our campaign and the members are concerned that the developers have not yet complied with the Local Validation Check List requirements NOR the National Validation Checklist requirements .

Consequently we are unable to properly assess the application before us so the democratic planning process is being perverted.

May you please formally ask the developers (who we note are members of RTPI and therefore have no excuse) to comply with ei requirements as a matter of urgency.

As a consequence of the above breaches by the developers, may we respectfully ask that you either:

a) extend the date for Objections until the developers comply fully with each of the validation requirements; or,

b) set aside the current application until the developers comply and the application can then be resubmitted and properly validated.

Im sure you are aware that if the developers fail to comply, the application will be open to scrutiny and can be either Called In or subjected to Judicial Review.

In circumstances where a Judicial Review becomes necessary , we will have to refer to this email in the mater of Costs.

We have written to Arun's CEO and principle planning director today explaining that AHA! is very willing to work with Arun to find a suitable scheme for the site and I personally wish to work with you and would welcome a meeting with you at a very early moment on behalf of our members.

Please could you urgently let me know how you wish to deal with this matter?

thanks in advance and kindest regards,

Adrain Burrows

[redacted]

Ps. the list of breaches is so substantial that we cannot go into detail nor have we been able to fully detail the submissions because they're so inaccurate we are falling at the first hurdle- suffice to say that: there is no compliant street scene; floor levels do not tally with street level; we cannot locate a

highway safety statement - visibility splays are not compliant with Manual For Streets-; the heritage statement is fundamentally misleading (and we use that word in its legal sense); the site plan is larger than the site survey plan by circa 2m; there is no light impact survey; a pavement is shown on the site plan which according to the location plan simply cannot exist; the ecology report does not mention that there is a pond in the property nor that it is a wet land area for 6 months of the year; no bin statement; no cycle storage ; no true assessment (with drawings) of the buildings being demolished; no decontamination statement; no assessment in view of the changes in level on site; there are no disabled parking spaces ; and so on. Indeed, either documents are missing or almost every document submitted has substantive errors meaning a full assessment by our professional team of advisers is simply not possible or is taking so long that it is impractical. We believe the onus is on the developer to comply with the validation requirements and then the LA to enforce such requirements not for members of the public to struggle to make sense of misconceived , inaccurate or invalid submissions. I trust you agree?

Thursday 31st August 2017.

Dear David,

Thank you for your email of today's date.

Whilst this is not our objection , in some haste owing to the deadline in 5 working days, we formally submit that it seems to us that the current application may be invalid for the following non exhaustive reasons:

1. there is no **bin statement nor cycle storage**;

2. **arboricultoral statement** does not mention the trees under TPO outside riverside house nor in the garden of Martlets court; The developers might claim these are too far away to be relevant to the foundation but that should be surveyed, calculated and disclosed with evidence. Further, we note that the foul water will enter the sewer in the centre of Fitzalan rd which is only a few meters from the Root Protection Zone of these trees. Further, the main sewer serving Queens lane currently under the victorian industrial building is being diverted so it will be within around 6 m of the macrocapa that is currently around 18m in height and enjoys a root protection area of around 9m namely close to the newly diverted mains sewer. It is also noteable that the new 4 storey block is due south of these trees and in the case of the protected sycamore it will be around 5m from it. It is unclear what effect it will have on the tree due to overshadowing/loss of light.

3. the **ecology report** does not mention the pond on the site so is defective;

4. the **heritage statement** says the development is for 44 units so is defective- other statement say it is for 45 unit;

5. It is unclear whether all units are retirement units or whether there is a **manager's flat**- some statements say the block is managed. If so, which is the managers flat and is that subject to condition limiting it to the age of 60;

5. the parking layout is defective as there are no **disabled parking spaces**;

6. **visibility splays** next to the buggy store and main site egress do not conform with Manual for Streets but neither the plans nor submission show spleys nor mention of this;

7. the **site plan** is wholly defective as it is larger than the site survey by about 2m!;

8. there is no **light assessment survey** in spite of the 4 storey building (with FFL 1.5m above ground level) being 6m from a neighbours living room window;

9. the **heritage statement** is misleading in many ways but not least because it says there are no heritage assets in the vicinity- Arden Guest House is a building of character and is 10m from the site, nor does the statement refer at all to the French Loft warehouse 5 m from the site which is within the conservation area;

10. the levels on the site vary and so an **engineering land statement** should be included;

11. the **cross sections and layout plans seems confused** because the access from highway into the bin store is level and the bin store has one step into the internal corridor. At the same time, the access road requires 8 steps into the same internal corridor. This infers there is a 7 step difference or downward gradient on the access rd . This is of course important because a gradient of more than 1:12 cannot be permitted on an access road;

12. the **site layout plans** show a pavement on the outside of the flood retaining wall on the north elevation. Site inspections show this cannot be possible- the pavement would be in the highway- this confusion is repeated by the architects own illustrations sent to neighbours which shows no pavement. Further, the site plans showing the extent of the pavement so not show the pavement in the context of the rest of the street. The site plan really must show other important features such as but not limted to pavements;

13.the **flood risk assessment** takes no account of the emergency state of flooding currently experienced by many residents in fitzalan rd nor the existing natural attenuation pond in Greenhurst so is fundamentally defective;

14. there does not appear to be the **application form and owners certificate** on line;

15. the **street scenes** are only dotted reference to 2 of the largest surrounding buildings and do not meet the guidance of clearly showing the development in context of surrounding property;

16. the **site layout plan** does not meet the test of showing the distances to site boundaries nor the test of showing **distances to neighbours** which in this case is highly relevant re: privacy and overshadowing and rights of light;

17. numerous buildings are being demolished including ones on the edge of the Conservation Area: demolition is "development" as defined under the T&CPlanning Act and therefore planning permission is required. There is no **detail of the buildings that are being demolished**. This is also necessary because the demolition is on the very edge of the highway and on a blind corner in the road where there is no continuous pavement on either side of the road.

Summary:

It seems to us that the validation checklist should be fully scrutinised by your professional team and the developers must be forced to comply with each and every local and national requirement.

This has been prepared in haste to give you the maximum time to consider these points but I reserve my position to add further observations in the event that we discover further defective documents or a lack of particulars.

Having considered matters further and taken advice, it seems the developers ought to withdraw the application and submit it for fresh validation so the statutory consultees and the public have their statutory period to consider valid and correct documentation.

I note you have been on leave and thank you for reviewing this.

Kind regards,

Adrian.

[redacted]

AHA! Affordable Housing in Aundel

Invalid Application

Correspondence from AHA! To Arun.

Begin forwarded message:

[redacted]

Dear David,

1. Further to my conversation with Liz Rogers (CDC ecology) last week during which I explained that it seems improbable that 1/3 of the site which is a garden that has been vacant and overgrown for around a decade could be devoid of any species what so ever, I note that she has reviewed the file and sent you the attached letter.

The letter confirms that the applicant have only surveyed the industrial part of the site and have failed to survey the garden which adjoins it.

This is particularly pertinent because it is , of course, the currently unsurveyed part of the site which floods for several months in winter and has a large man made pond buried in the thick undergrowth. Consequently , this part of the site will need to be assessed for wet land species as well as regular species.

2. I have also spoken to Andy Elder this morning at the Housing Needs department of Arun and understand that he has no Site Viability Report in respect of the desperate need for affordable housing in Arundel. Again we cannot assess matters fully with out these documentary evidence.

You will hopefully recall I emailed you yesterday expressing my concern that the public are unable to truly assess this application because the submission is defective on many counts: these 2 further revelations regarding the defective ecology report and the absent Viability Report are further examples of why the case ought to go back to the validation process and a further consultation period should then ensue giving the public and statutory consultees no less than 28 days from the date the new application goes live.

This should create the developers no hard ship because they can either withdraw the application at nil cost and have a free further attempt or they can potentially supply superseded documents.

Can you please confirm the LA's stance on this please at your earliest moment because members of the public are Objecting on line directly to Arun in droves and they simply don't have the correct documents to assess the case and formulate their objections.

thanks in advance for you attention to this matter which is so very important to local people.

Adrian.

AHAI Affordable Housing in Arundel.

Sunday 3 September 2017.

Dear David,

Further to our email to you dated Friday 1st September 2017 I again write to reaffirm that the current application is invalid for the reasons set out therein.

On further investigation, the application appears invalid for the following additional reasons:

1. Invalid Flood Risk Assessment;
2. Invalid Drainage Strategy Report;
3. Invalid Sequential Test Report;
4. Invalid Affordable Housing Viability Study; and,
5. Invalid Eco survey.

As a consequence of these invalid reports the planning application cannot be determined and is eligible to be "called-in" or subjected to Judicial Review because:

a) The application does not comply with the National or Local Validation Checklist requirements;
b) the public cannot legitimately comment on detective submission so the democratic planning process has been perverted;
c) statutory consultees cannot legitimately comment on defective submissions and their Representation Letters (which have in most cases been published on line already are based on defective documents;
d) The planning offer, scrutiny Committee, Planning Sub Committee and any Appeal Inspector will be assessing the application based on invalid and defective submissions.

Dealing with each of the number points 1-3 above in turn:-

1. The Flood Risk Assessment is Invalid Because:

Para 2.6: *"A topographical survey of the site was conducted by Baypoint Surveys Ltd in Oct 2016, refer to appendix 4"*.There is no appendix 4 but there is an appendix 3 which shows a topographical surveyor was only carried out on the blastreat part of the site and there is no topographical surveyor for the Greenhurst site. This is important because the Greenhurst part of the site is substancially lower than Blastreat and the Greenhurst part is the natural soakaway and attenuation pond whereas Blastreat is largely hard standing and represents a potentially less contentious flood risk area.

In the absence of a proper assessment of the full site, the rest of the report is defective and must be redone.

Para 2.7: *"the site is generally flat with levels circa 2.5m to 2.6m AOD"*. This incorrect statement reaffirms our contention regarding the site of Greehurst being unsurveyed: according to the published site survey plans by the developers architects, messrs David James Architects & partners ltd , Blastreat does range between circa 2.5- 2.6m but Greenhurst ranges between 1.835 m and circa 2.2m AOD. The difference between the incorrect lowest point that the FRA is based on (2.5m AOD) and the correct figure (1.83m AOD) namely, circa 700mm, in flood risk terms is highly material .

Para 7.1: the Environment Agency *"flood zone map"* does not show the whole site: only the highest part namely Blastreat.

Para 7.2: the *"defended tidal flood map"* again only shows the highest 2/3rds of the site.

Appendix 2 : each of the 6 maps again only show and refer to the highest 2/3rds of the site.

3. The Drainage Strategy Report is invalid because:

Para 2: *"the site is generally flat at circa 2.6m AOD"*. (this is obviously incorrect as above)

Appendix 1: topographic survey only relates to Blastreat 2/3rds of the site not the lower (more relevant) part known as Greenhurst.

3. Sequential Flood Risk Assessment (dated July 2017) :

para 2.1.3 *"the site is located within flood zone 3 but existing defences reduce the predicted 1 in 200 year event +climate change level to 2.55 AOD (maximum) which is below the majority of the existing site topography"* .

This stamen infers that the Sequential FRA has repeated the mistakes made by Arch associates (who had already completed their FRA and Drainage Report) and not taken into account Greenhurst which as stated above is predominantly below 2m AOD.

For the avoidance of doubt, the same mistake is repeated in para 8.3.2.

4.Affordable Housing Viability:

The numbers are no consistent and the report is riddled with errors.

5. Geo Test:

The test was only conducted on Blastreat and it seems it ought to be on the whole site.

Conclusions:

IN circumstances where a site is identified in the Neighbourhood Plan as being only suitable for development in the event that the flood risks are satisfactory which is a policy supported by Local plan and NPPF, the absence of valid flood risk analysis is a material planning consideration.

We respectfully request this application will be either refused or the applicant will be asked to resubmit it for validation. Either way it is paramount that the public get their full 28 days to investigate the new submissions and comment thereon.

Kind regards
Adrian

[redacted]

Begin forwarded message:

[redacted]

Dear David,

thank you for spending some time on the photon with me this afternoon.

From our conversation I understand the following:

1. you have spoken to your technical support team at thus far they are not convinced that the application is invalid;

2. If you discover that documents are incorrect (as we suggest to you that they are) , it would be your proposal to request the developer submit new documents, and;

3. If the developer submits new documents and they are "materially different" from the originally submitted document then a new consultation period would have to commence for the public and statutory consultees to advise.

As a consequence pf the above, I have always been given to understand in planing law that amending the area of chichis the subject of an application is a material planning consideration.

I therefore invite you to overlay the architects topographical " Survey " 165014 dated May 2017 (by messrs David James) onto the "Proposed Site Plan" 1650028 dated May 2017 (by Messrs David James).

You will note that none of the edges of the site nor the surrounding topography align. If you attempt to align the fixed positions on the east of the site such as the wall to Westbury Lodge, the flats are Martlets Court etc, you will note that the West end of the site is unto 2m larger on the Site Layout Plan than it is in reality.

Additionally, the southern boundary is around 1m larger than it is in reality.

The incorrect addition of 2m to one boundary and 1m to another cumulates to a substantive area of land.

This is a Material Planning Consideration when the buildings are already hard up against the edges of the site, sun light is affected , parking is restricted and the visibility splays are too short for example. This also affects densities, parking areas, amenity areas and almost every aspect of the scheme.

we look forward to seeing corrected plans so statutory consultees and the public can adequately assess the area of the site.

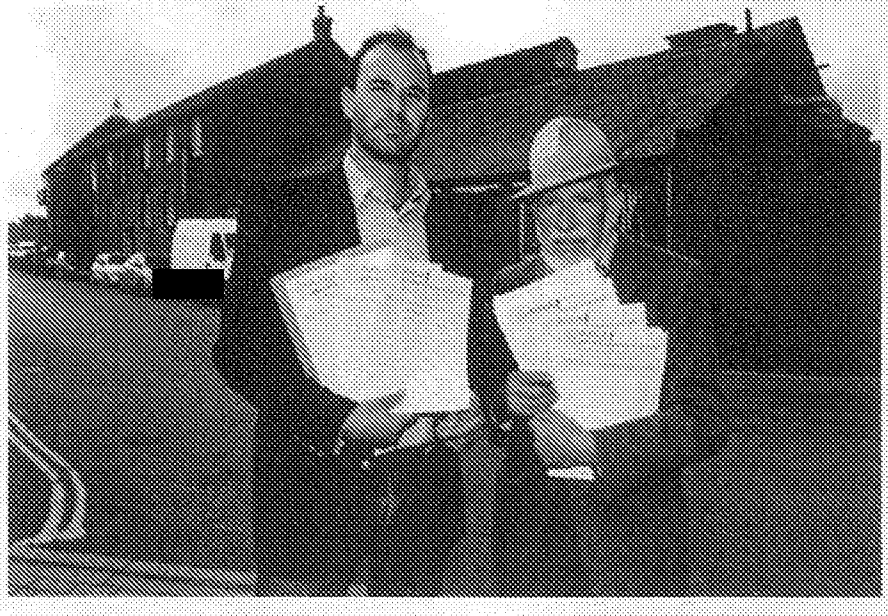
In the meantime, our position remains reserved.

Kind regards,

Adrian

Jan Cosgrove Follow
Aug 16 · 3 min read

Developers seek to destroy Arundel



Adrian Burrows (left) and John Mumford, founders of Affordable Housing in Arundel (AHA).

Residents of Arundel are taking action against firm of property developers called Renaissance Retirement who are based in Hampshire.

Arundel residents have formed a group called AHA!—'Affordable Housing in Arundel!'—to prevent developers achieving planning for inappropriate development in their town. AHA! is keen to point out it is not averse to development, but it should meet the real needs of the town.

AHA! say the developers have submitted plans to build a 4-storey tower block comprising 45 retirement flats and 35 car parking spaces, totalling a mind-boggling 15 metres in height and 100 in length.

To add insult to injury the block, which is planned to be built in Fitzalan Road, is only four metres from the edge of the important Arundel Conservation Area, so it will apparently overshadow parts of that Area and block views into and out of it. These 'views' are hotly protected by proud residents who hope Arun District Council will uphold the Local Plan Policy Area 3 which states that views into and

out of the conservation area are nationally importat and must be protected.

AHA! say that some immediately adjoining neighbours will have their views of the old town completely blocked; others will have up to 35 cars maneourvring just behind their garden fence, whilst one resident, Mr Burrows, will have about fifty windows looking directly into his childrens' bedrooms and playroom which he says are "only 11 metres from the new tower block".

Mr Burrows (37) lives in Fitzalan Road with his wife and two children and are well known around the town. He and a friend (John Munro) started AHA! with other local residents and within four days of their online petition going live they have over 200 signatures and a further 200 paper signatures. He says, "Everyone I've spoken to around Arundel is completely against the scheme: it is over-bearing within the street scene; the bulk, form, scale and massing is out of context with the surroundings; there will be a loss of privacy and amenity to neighbours—and that's just the start!"

Mr Burrows has been staggered by the support in the town, including many local shops and restaurants who are worried that a further complex of retirement flats will be less economically dynamic than a development of town houses for young families.

Many residents have also voiced concerns that there is hardly any low-value housing in Arundel and people who have been born and bred in Arundel have to move away from their parents and grandparents in order to find anywhere they can afford. "According to many residents, what we need," Burrows says, "is a vibrant community of different types of people of all different ages giving energy to this wonderful town".

Other big problems that he points out are that "The buildings are proposed to be built on the flood plain; the access and egress appear dangerous and the scheme involves the destruction of a handsome late-Victorian warehouse building which was part of the historically important Swallow Brewery".

Mr Burrows concludes "Of course, it will ultimately be down to the District Councillors to vote on the future of our town, but let's pray they visit the site and consider the impact and the wishes of local people before voting".

Many objections have been lodged already, a large proportion objecting to "yet more" age-restricted accommodation of which Arundel, they say, has no shortage or further need.

AHA! is encouraging anyone who knows and loves Arundel to make an objection to the planning consent—online at: arun.gov.uk/planning-applications-comments (reference AB/77/17/PL).

Here is the link: http://www.arun.gov.uk/weekly-lists

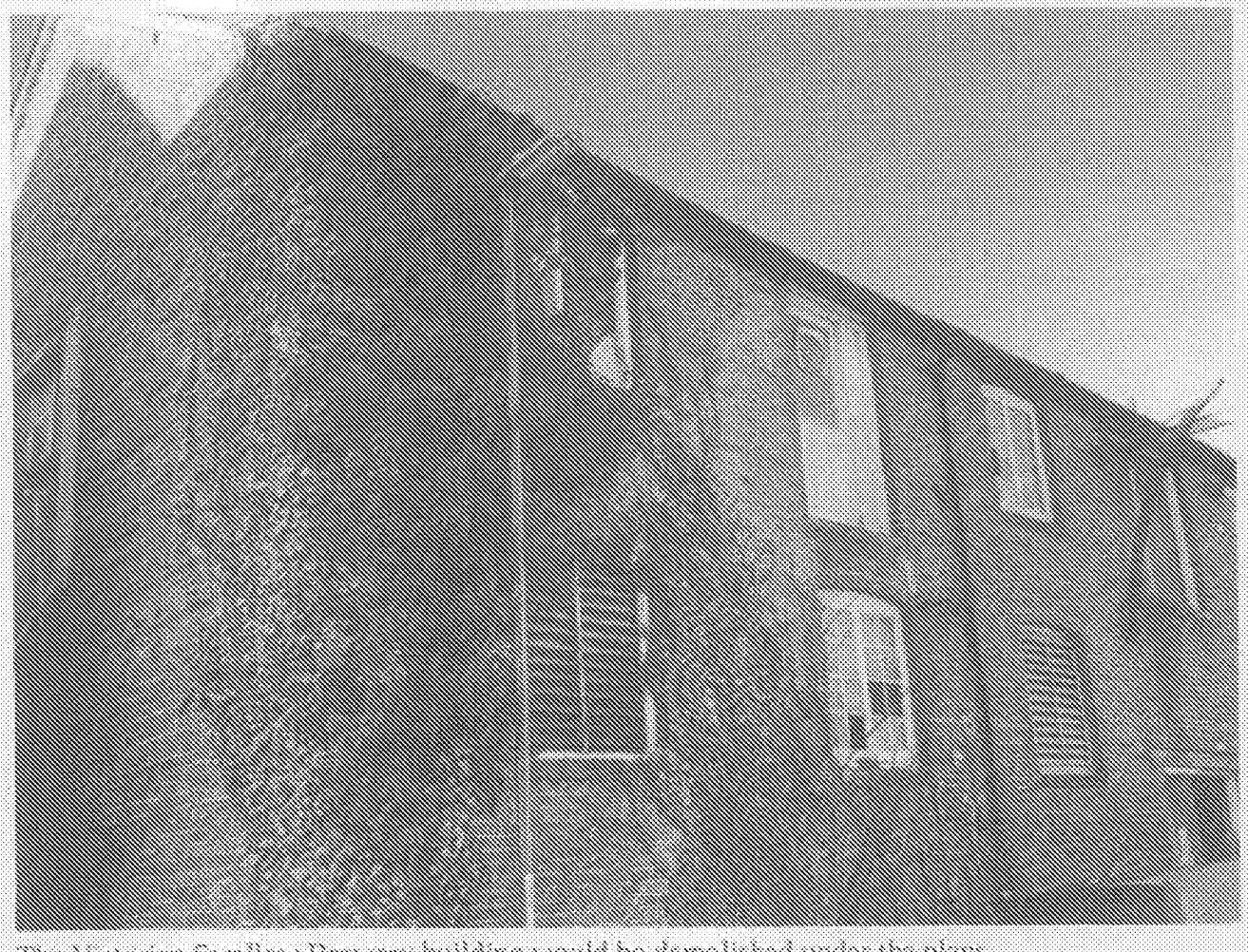
"AB/77/17/PLBlastreat Limited and Adjoining Greenhurst Fitzalan Road Arundel BN18 9JS Demolition of existing dwelling & buildings. Erection of a block of 45 sheltered apartments for the elderly (comprising 21 x one bedroom apartments and 24 x two bedroom apartments age restricted to 60 years and over); with associated access, electric buggy/cycle store, refuse bin store & 34 parking spaces. This application affects the setting of a Listed Building & the character & appearance of the Arundel Conservation Area."

Controversial plans for Arundel flats revealed

The project received a less than welcome reception from residents, and Arundel Town Council expressed fears it would create an older persons' 'ghetto'.

Peter Tanner, planning director for Renaissance Retirement, said: "The plans we've now submitted to the District Council have been revised since first launched with the design fronting Fitzalan Road amended in response to the earlier comments received."

The site has previously been identified by Arundel Town Council for possible future development in the town's Neighbourhood Plan.



The Victorian Swallow Brewery building would be demolished under the plans

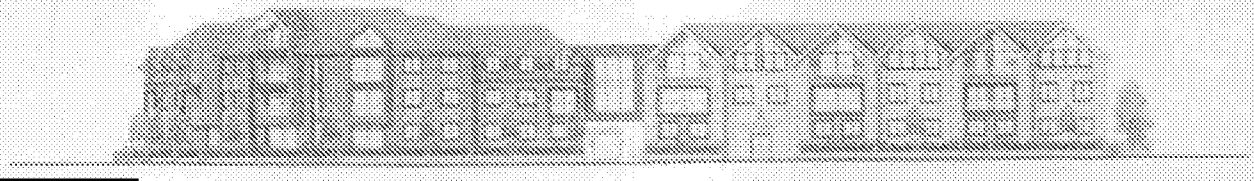
The plans would see a Victorian era industrial building demolished to make way for a four-storey block of flats.

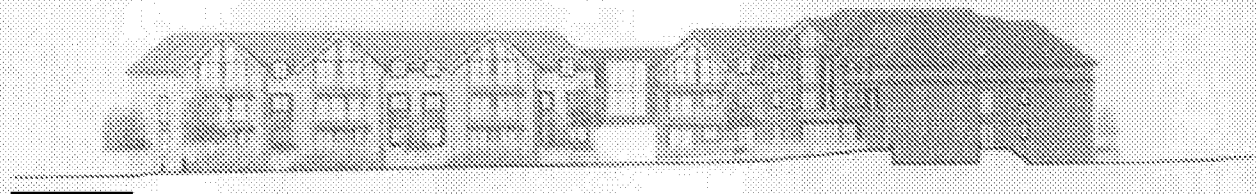
According to documents submitted with the planning application, the development would cost about £16.2million and consist of a combination of one and two-bedroom flats.

The Environment Agency identifies the land as having a 'high vulnerability' because it is so near the River Arun.

A risk assessment carried out on behalf of the developer concluded the site could be safely built upon providing the ground floor is raised 3.8 metres above sea level.

The plans have the flats built at a minimum of 3.9 metres above sea level.





Renaissance Retirement

Do you support the development?
27% Yes 66% No 8% I don't know
120 Votes

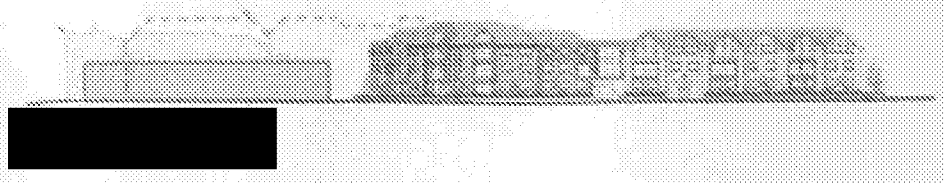
Mr Stewart also pointed to the presence six other managed buildings for older residents in Arundel, three of which are in or near Fitzalan Road.

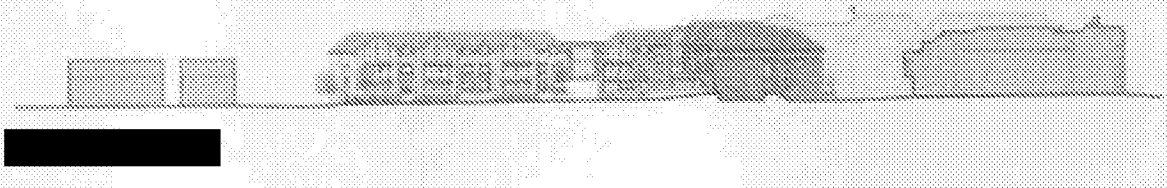
According to Mr Stewart another block of retirement flats would 'further create the feeling of an older persons ghetto'.

Mr Tanner addressed previous concerns from the council: "We're disappointed the Town Council has expressed opposition to more housing for elderly people.

"This position is a little surprising given the town's Neighbourhood Plan is now out of date on the basis of latest Government planning advice and in the face of the ageing population."

Arundel Town Council has been approached for an up to date comment.





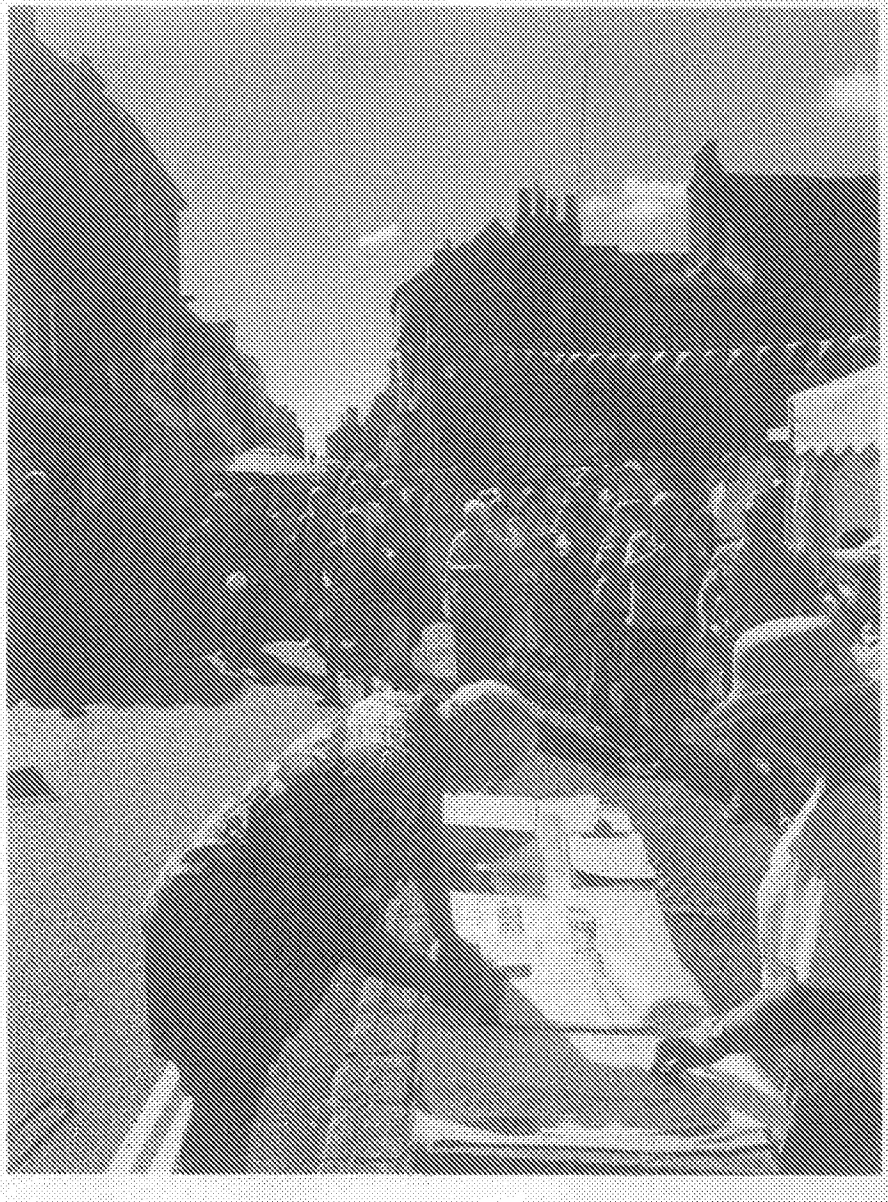
Renaissance Retirement
The potential development compared to existing blocks of flats

A decision on the plans is expected by mid-November.

What do you think about the plans? Send your views to news@littlehamptongazette.co.uk.

Jan Cosgrove · Follow
Aug 01 · 3 min read

Arundel shouts AHA! once again.



Arundel campaign group called AHA! (Affordable Housing in Arundel) raises over 1500 signatures in 21 days against a tower block proposed in Fitzalan Road in Arundel 5 meter from the edge of the historic and national important Arundel Conservation Area.

The proposed retirement block stands over 14m in height (approximately

double the height of next door houses) and stretches a monstrous room in
length. To rub salt in the wound of the locals, it also involves the demolition of a late victorian industrial building- one of the last remaining in its original state- and, the site is on a flood plain.

The campaign group is called AHA! because locals , affectionately know as
"Mullets" have been struggling for years to stay in Arundel because they cannot afford to get onto the property ladder . Youngster have to leave the town which in turn leads to a break down of family networks as children and grandchildren trying to buy in the town cannot live next to their parents and grandparents.

AHA! also says there is simply no demand for yet more retirement flats whilst so many lie empty or on the market for years yet there is a huge demand for affordable family housing.

It seems that the developers circumvent the need to supply 30% Affordable
Housing to be made available to people on low income s by applying for retirement blocks. There are already 3 retirement blocks within 60m of the proposed site housing around 90 flats and a total of 5 blocks within Arundel at.

The campaign group is being driven by its elderly population and has huge
support fro the existing residents of the retirement blocks who have said they
love to hear the sound of young families near them and being surrounded by
children keeps them happy and healthy. One octogonarian from a nearby
retirement block said "the development would form a retirement ghetto; it's a
white elephant and it will form an elephants graveyard"

Adrian Burrows(37) who lives with his wife and two children in Fitzalan Road has a property background and is helping his elderly neighbours fight the developers. He says that " this block will be around 6 m due south from one elderly ladies living room window ; if this is how the developers treat the elderly it seems extraordinary that they promote themselves as looking after the elderly.

He goes on to say "If over 1500 people believe a development is grotesque and
unsuitable for what ever reason , one would hope the architects and town
planners would reconsider their plans because it cannot be a sensible business model to alienate your self from your potential buyers. There is a real chance this firm could get a reputation for being developers who go around the south of England knocking down parts of the most historic towns, erecting eyesores and deeply upsetting elderly people"

AHA! was delighted when a statement was read to the Arundel Town Council in a packed chamber last week from local MP Nick Herbert. He broadly stated that if the development breaches the Arundel Neighourhood Plan he would support it being referred to the Secretary of State.

The deadline to object fly to arun district council directly is 7th sept under reference AB/77/17/PL

Is a lack of affordable homes 'fracturing' young families?

[redacted]

A lack of affordable housing in Arundel is 'fracturing' families, according to a retired social worker.

John Munro, who lives in Queens Lane, has criticised plans to build retirement flats on the Blastreat site in nearby Fitzalan Road.

John said: "We already have four places for elderly retired people. Most urgently the need is for affordable housing for young people."

Developer Renaissance Retirement wants to build up to 50 retirement flats on the brownfield land in Fitzalan Road, against the town's neighbourhood plan.

John said: "I was talking to a woman in church whose three kids had to leave Arundel to find somewhere they could afford."

As a former social worker, John knows how moving away can affect young families.

He told the Gazette he saw the same thing in Crawley in the 1970s: "It was a new town and it was growing fast.

"Young couples would come down from East London leaving their extended familes behind them.

"It is that fracturing of families that can be so destabilising for children.

"There are no aunts and uncles, no grandmothers and grandfathers to call on for help, support and company."

John said that many people who work in Arundel live elsewhere, and with more affordable housing young people living in the town could fill those jobs instead.

Last week, the Gazette reported that Arundel Town Council has a plan for affordable housing for the Blastreat site.

Mayor James Stewart has also said the council could go to the High Court to defend the town's neighbourhood plan against the plans for a new retirement community.



Retired social worker John Munro outside Greenhurst, part of the site of the possible retirement homes

Peter Tanner, planning director for Renaissance Retirement has previously acknowledged residents' concerns over affordable housing, but said: "We believe there's a clear need for modern homes for the elderly in and around Arundel and whose numbers are only predicted to increase."

Support for mental health week

West Sussex libraries are supporting Mental Health Awareness Week, which runs until Sunday.

In a statement, the council said research by The Reading Agency has shown that 'reading for pleasure can result in increased empathy, improved relationships with others, reductions in the symptoms of depression and dementia and improved wellbeing'.

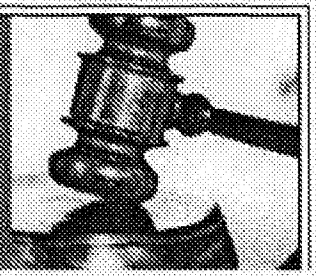
As a result, it is encouraging people to borrow a book or audiobook or download an eBook or eAudiobook and rediscover the pleasure of reading.

People can also join a reading group or read aloud group to enjoy reading with other people.

There are also free daytime events where you can enjoy an activity and meet other people, including Knit and Natter, Board Games and Relax with Colouring, which are also highlighted.

Check www.westsussex.gov.uk/libraries for more information.

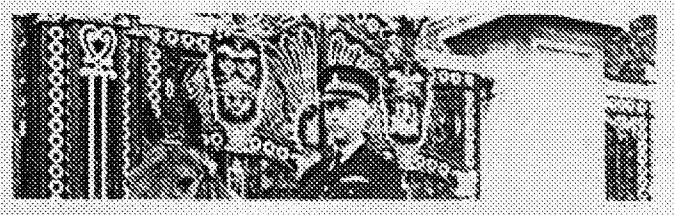
Campbells
AUCTIONEERS OF WORTHING



— IN BRIEF —

Veteran tour guide dies at 93

From shooting down planes in WWII to giving Arundel Castle tours, Royston Rowland who died last month



ARUNDEL CHAMBER OF COMMERCE

5 Tarrant street
Arundel
BN18 9DG
[redacted]

20 August 2017

Affordable Housing in Arundel
2 Fitzalan Rd,
Arundel
BN18 9JS

Re-Proposed development by Renaissance Retirement.

Dear Sirs,

As Chairman of the Arundel Chamber of Commerce , I should like to state our opposition to the proposed planning application by Renaissance Retirement to build 45 luxury retirement flats in Fitzalan Road Arundel.

The proposal is inconsistent with the Arundel Neighbourhood Plan which allows for 24 flats with 30% being for affordable housing.

The proposal is much too large and also out of character with the neighbouring properties and does not seek to preserve the historic aesthetic of the existing building and heritage of our town.

Car parking and access will greatly add to the already congested and narrow area around the Queens Lane and Queen Street corner.

My members discussed the proposal at our last Chamber Meeting and agree that it should not be allowed to gain planning permission

I know that the Town Council are also of the same mind and we fully support their position on this

We already have an excess of retirement properties ion Arundel and urgently require more affordable housing for our younger residents and families.

On behalf of the Arundel Chamber of Commerce we totally oppose the proposed development and sincerely hope that this application is declined.

[redacted]

Chairman Arundel Chamber of Commerce

Revd David Twinley
The Vicarage
Maltravers Street
Arundel
BN18 9BU

Your Ref: OWPC15319
Our Ref: AB/77/17/PL 31-05-2017
Please ask for:
Mr D Easton

23rd August 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Demolition of existing dwelling & buildings. 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, refuse bin store & 34 parking spaces. This application affects the setting of a Listed Building & the character & appearance of the Arundel Conservation Area.

Blastreat Limited and Adjoining Greenhurst Fitzalan Road Arundel

---

Thank you for your internet representation made on 23rd August 2017 which has been recorded as '**an objection**' with the comments as follows:

As vicar of Arundel I strongly object to the type and scale of this proposed development for the following reasons:

1. The parish, especially north of the A27 does not need further retirement housing. However, there is a need for family housing (with gardens), some of which will be within the reach of those on lower incomes.

2. In their submission for a bypass at Arundel, Highways England stated: ""Arundel has a special environment and a unique cultural heritage". At four stories high, views of this historic town, and especially its 14th century Grade 1 listed parish church will be severely impacted, damaging the nature of the local environment in this conservation area.

3. Any development on this site should be sympathetic to the immediate surrounding area. The scale of this proposal is far from sympathetic.

4. Historic industrial buildings are an important part of a town's story and should not be swept away without good reason. Any development on this site should seek to keep, at least in part, Arundel's industrial heritage - history is about far more than castles and churches!

5. From my position in the town, I perceive that the majority view of residents is clearly that this development is an extremely bad idea. People matter, and decisions on a development such as this must take into account local feeling.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be

reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written represenations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning

EXHIBIT : 3/9/17

petitions

276 signaturesGoal: 1,000

Preserve Arundel

Anonymous (122) (Comments)

276 Signatures

Goal: 1,000

AHA- Affordable Housing in Arundel

Invites your support to preserve Arundel.

In December 2016 '**Renaissance Retirement**' presented plans to build a complex of 49 luxury retirement flats in Fitzalan Road, rising approximately 15m in height and stretching about 90m in length. It is set only about 2m from the highway and has minimal landscaping around it. In August 2017 they submitted an almost identical scheme for 45 flats;

Many people object to this scheme and the current principle objections are:

Arundel's Neighbourhood Plan for 2014-19: supported by residents and the Town Council, it allows for 24 units on the site of which 30% should be affordable;

Impact on neighbours: the block will tower twice the height of

SIGN PETITION

oppressive loss of privacy and amenity;

Views from Arundel Conservation Area: the block will be highly visible and obstruct important views into and out of the Arundel Conservation Area. These views are protected pursuant to Area Policy 3 of the Arun District Council Local Plan;

Light and noise pollution: over 40 windows, 59 doors and 15 balconies are planned to face northwards, overlooking neighbours and facing towards the Conservation Area;

Insufficient Car parking: 34 car-park spaces are proposed for 45 luxury flats. Taking into account visiting family and staff such as cleaners, carers and maintenance people, there will be an overspill into the overcrowded surrounding streets;

Building too many units on the flood plain in proximity to a major drain: the site is identified by the Environment Agency as an area of high risk;

Demolition of Victorian buildings: the proposal includes the demolition of one of the few remaining Victorian industrial buildings relevant to Arundel's industrial past; and,

Retirement housing: Five retirement blocks already exist within Arundel (with vacancies). AHA supports the construction of up to 24 cottages with private gardens and parking, sympathetically designed using quality materials. Up to 30% of the homes should be lower cost housing for younger families, which are so vital for the town's future.

If you share one or more of the above concerns or wish to add further observations or would like to help this campaign, please sign this online petition and make objections directly to Arun District Council (http://www.arun.gov.uk/weekly-lists) by entering planning reference AB/77/17/PL; or contact AHA directly:

John Munro - Flat 11, Westbury Lodge, Queens lane, Arundel, BN18 9RZ

[redacted]

Adrian Burrows - Riverside House, 2 Fitzalan Road, Arundel, BN18 9JS

2 HIGHLIGHTS

122 COMMENTS

276 SIGNATURES

Filter

AHA! Affordable Housing In Arundel

Copyright and Disclaimer.

Disclaimer:

This bundle has been collated in 20 working days between 10th August 2015 (being the date AHA! discovered the planning application had been validated) and 7th September 2017 (being the last date for public comments to Arun District Council).

During this time it was discovered that many of the submissions made by the applicants were lacking in accurate details.

The author (s) of this bundle have made every reasonable effort to present accurate submissions but due to the short time period involved and limited information from the applicants, we reserve the right to amend or redact all or part of this submission at any time without liability or notice.

Copyright:

This document is the copy right of Adrian Burrows who has been given express permission to use the documents contained herein In respect of promoting the aims of AHA! The contents of this bundle should not be used or reproduced for any purpose other than with the permission of the author (s).