

**LITTLEHAMPTON MARKET SITE,
SURREY STREET, LITTLEHAMPTON**

**Prepared on behalf of
MARTLET HOMES**

**by
VAIL WILLIAMS RESEARCH**

November 2006

**VAIL WILLIAMS RESEARCH
MERIDIANS HOUSE
OCEAN VILLAGE
SOUTHAMPTON
SO14 3TJ**

**Tel: 023 8082 0900
Direct: 023 8082 0917
Fax: 023 8082 0950**

Leading real estate advisors

Vail Williams LLP, a Limited Liability Partnership,
registered in England (number OC319702).
Registered Office: 130 Wharfedale Road,
Winnersh Triangle, Berkshire RG41 5RB.
Any reference to a Partner means a Member of
Vail Williams LLP. A full list of Members is open
for inspection at the registered office.

CONTENTS

- 1.0 INTRODUCTION
- 2.0 METHODOLOGY
- 3.0 LOCATION
- 4.0 DESCRIPTION
- 5.0 TOWN PLANNING ISSUES
- 6.0 ECONOMIC PROFILE
 - 6.1 Population
 - 6.2 Unemployment
 - 6.3 Employment Structure
- 7.0 RETAIL DEMAND
- 8.0 MARKETING INITIATIVE
- 9.0 SUPPLY
- 10.0 DEVELOPMENT POTENTIAL
- 11.0 CONCLUSIONS

Leading real estate advisors

Vail Williams LLP, a Limited Liability Partnership, registered in England (number OC319702).
Registered Office: 130 Wharfedale Road,
Winnersh Triangle, Berkshire RG41 5RB.
Any reference to a Partner means a Member of
Vail Williams LLP. A full list of Members is open
for inspection at the registered office.



1.0 INTRODUCTION

- 1.1 Martlet Homes has instructed Vail Williams LLP to provide advice in relation to the change of use/redesignation of the Littlehampton Indoor Market Site in Surrey Street, Littlehampton. We understand that this report will be read in conjunction with a planning application for a mixed residential and retail development.
- 1.2 To help determine the appropriate mix of floorspace, it was agreed that Vail Williams Research would carry out 'at desk' research to include an assessment of vacant premises, demographic analysis highlighting the nature of the retail market and the strength of the catchment area as compared to local competing centres.
- 1.3 The premises are currently being marketed by Stiles Harold Williams - a report on the marketing campaign is included in the appendix.

2.0 METHODOLOGY

- 2.1 Our demographic and retail demand assessment has been carried out 'at desk' sourced from external online databases including the Office of National Statistics, 2001 Census, the Department of Communities and Local Government, Focus on-line database which includes CACI data on Shopping.
- 2.2 The demographic and retail data for Littlehampton has been benchmarked against competing centres along the south coast, ie Bognor Regis, Worthing, Brighton, Chichester.
- 2.3 In our examination of supply, we have drawn on data from the Egi property database together with a property check carried out during our site visit.

Leading real estate advisors

Vail Williams LLP, a Limited Liability Partnership,
registered in England (number OC319702)
Registered Office: 130 Wharfedale Road,
Winniers Triangle, Berkshire RG41 5RB.
Any reference to a Partner means a Member of
Vail Williams LLP. A full list of Members is open
for inspection at the registered office.



3.0 LOCATION

- 3.1 Littlehampton is situated in a coastal position and the nearest commercial centres are Bognor Regis 5 miles to the east, Chichester 10 miles to the east and Worthing approximately 10 miles to the west.
- 3.2 The town does not have the benefit of close communication links with the M27 motorway network but there is reasonably good access via the A259 which links to the A27 south coast trunk road. The town has good rail communications benefiting from frequent rail services to London (Victoria), travel time approximately 90 minutes.

4.0 DESCRIPTION

- 4.1 The site is situated to the west of Littlehampton town centre in a "backland" location. The principal shopping area being the pedestrianised High Street which lies about 100 metres to the east of the property. The strength of the shopping area tails off outside the pedestrianised area where it meets Beach Road to the east and Surrey Street to the west, which can be described as "bookends" forming a natural boundary to the primary shopping area.
- 4.2 The site is accessed from Surrey Street to the west and Terminus Road to the north where a number of secondary and tertiary retailers are located.
- 4.3 The Littlehampton mainline railway station is located approximately 200 metres to the west of the site.
- 4.4 The site is situated within an established mixed residential and commercial area. We were unable to gain access to the site which is occupied by an industrial building which appears to be in poor condition and which we understand was historically used for industrial/garage purposes. We are advised that this building was more recently used as an indoor market for retail purposes. We were given to understand that the industrial unit had been unoccupied for some time and the change of use to an indoor market was likely to be an attempt to produce some investment income.

Leading real estate advisors

Vail Williams LLP, a Limited Liability Partnership, registered in England (number OC319702).
Registered Office: 130 Wharfedale Road, Winsorsh Triangle, Berkshire RG41 5RB.
Any reference to a Partner means a Member of Vail Williams LLP. A full list of Members is open for inspection at the registered office.



- 4.5 The indoor market operated for 2 days a week and we have been advised that the market did not prove successful and ceased operation after a short period of time.

5.0 TOWN PLANNING ISSUES

- 5.1 The site has an existing planning consent for a mixed use development with retail use to the ground floor and 47 one and two bedroom flats.
- 5.2 We have been provided with a copy of plans for the new proposals for the redevelopment of the site prepared by AHP Architects and Surveyors on behalf of Martlet Homes. The new proposals consist primarily of residential development of traditional style with brick elevations with a retail unit at either end of the scheme, ie at the entrance of Surrey Street, where there is an existing vacant retail unit, and at the entrance in Terminus Road. We understand that consultations with key stakeholders have taken place and that a Housing Association grant has been obtained for affordable housing.
- 5.3 In recent years, with the aid of government funding, the area has been undergoing a regeneration programme, 'Littlehampton 2000 SRB3', to improve the economic and social prospects for the area. There has been significant investment in the town over the last 6 years in particular along the eastern bank of the River Arun where there has been a mix of residential and retail/leisure development.
- 5.4 In 2003 the 'Littlehampton Town Centre Action Group' commissioned a consortium of consultants to produce a 'vision', Masterplan and implementation strategy for the continuing regeneration of the town over the next 15-20 years. The final report 'The Littlehampton Vision' was produced in July 2004.
- 5.5 The Masterplan identifies the subject site as suitable for a mixed use development to include retail and residential uses.

Leading real estate advisors

Vail Williams LLP, a Limited Liability Partnership, registered in England (number OC319702).
Registered Office: 130 Wharfedale Road,
Winnersh Triangle, Berkshire RG41 5RB.
Any reference to a Partner means a Member of Vail Williams LLP. A full list of Members is open for inspection at the registered office.



6.0 ECONOMIC PROFILE

6.1 Population

6.1.1 Littlehampton has a population of 25,593 with a high proportion of people over 60. The town forms a part of the Arun District which has a population of approximately 140,700. A comparison of population against the benchmark centres shows that the population in Littlehampton is much lower than Worthing and Brighton which have larger urban areas. By comparison, Chichester also has a lower resident population but the city is perceived to be of "special" character.

	Population
Littlehampton	25,593
Bognor Regis	22,555
Worthing	97,568
Chichester	23,731
Brighton	155,587

Source: National Statistics – 2001 Census

- 6.1.2 The Focus on-line database provides population data which is sourced from the Census 2001 'Urban Area' statistics which better reflects the shopping catchment area and gives a population of 55,700 for Littlehampton and 62,100 for Bognor Regis. The 'Urban Area' is defined in terms of its physical extent rather than by any administrative boundaries (a bricks and mortar approach).
- 6.1.3 Littlehampton is not a particularly strong town in terms of retailing despite the fact that the urban population is higher. The wider catchment area population has the option of shopping in nearby larger centres, for example Chichester and Worthing where there is a wider retail offer.
- 6.1.4 The Tesco store on the edge of Littlehampton meets the practical needs of the resident population.

Leading real estate advisors

Vail Williams LLP, a Limited Liability Partnership, registered in England (number OC319702). Registered Office: 130 Wharfedale Road, Winnersh Triangle, Berkshire RG41 5RB. Any reference to a Partner means a Member of Vail Williams LLP. A full list of Members is open for inspection at the registered office.



6.2 Unemployment

6.2.1 There is a low rate of unemployment in the district compared to the national figure. In July 2006 the rate for Arun district was 1.6% compared to 2.6% for England. A comparison with nearby towns is demonstrated in the table below.

Unemployment Rates	
	%
Arun	1.6
Worthing	1.6
Chichester	1.3
Brighton & Hove	3.1
England	2.6

Source: National Statistics

6.2.2 At a more local level there are areas of deprivation and a comparison of unemployment in Littlehampton at ward level compared to that of Bognor Regis for example shows that, whilst the unemployment rate in River Ward is high, the rates for the Littlehampton wards overall are more favourable than Bognor Regis.

Unemployment Rates at Ward Level			
Bognor Regis	%	Littlehampton	%
Hotham	3.2	Beech	1.3
Marine	3.7	Brookfield	1.0
Orchard	2.1	Ham	2.1
Pevensey	3.1	River	3.1
		Wick	1.3

Source: West Sussex County Council

6.3 Employment Structure

6.3.1 We have examined the workforce by employment sector which shows that there is an increasing percentage of the workforce employed in retailing which is already relatively high in Littlehampton (18.6%) as compared to Worthing (16.1%), Chichester (17.3%), and Brighton (13.8%). Bognor Regis has a similarly high proportion (18.6%) of the workforce employed in retailing.

Leading real estate advisors

Vail Williams LLP, a Limited Liability Partnership, registered in England (number OC319702). Registered Office: 130 Wharfedale Road, Winnersh Triangle, Berkshire RG41 5RB. Any reference to a Partner means a Member of Vail Williams LLP. A full list of Members is open for inspection at the registered office.



7.0 RETAIL DEMAND

- 7.1 Retail trading conditions across the UK continue to be challenging and are more than a little uncertain for many UK retailers. This is partly due to the strengthening competition from internet sales.
- 7.2 There are a number of factors driving demand for retail premises. For the larger retailers, monitoring store performance, location analysis, targeted store closures and carefully considered openings in absolutely the right locations are high on the agenda. For the smaller retailers a dominant factor will be cost.
- 7.3 Littlehampton has an established retail core with a limited number of major multiples represented, eg Boots, Woolworths, Dorothy Perkins, Burtons. The Body Shop which was established in Littlehampton having its headquarters based at Watersmead Business Park, also has a retail presence in the town centre. The majority of retailers in the town are regional or independent traders.
- 7.4 During our site visit it was noted that the Somerfield supermarket premises, which is one of the larger retail units occupying a prominent position in the High Street, was vacant. Somerfield have downsized their operation to a 'convenience store' and taken occupation of smaller premises a short distance outside of the town centre. The future of this town centre property is unknown although we understand other supermarkets are being targeted.
- 7.5 In order to gauge retail demand for Littlehampton, we have reviewed the results of the Retail Demand Survey, produced quarterly by Focus Property Intelligence, which ranks towns relative to the number of requirements registered. This is an established benchmarking tool for demand analysis in the retail market and covers over 1,100 retail centres.
- 7.6 Not unsurprisingly, Southampton and Brighton continue to dominate demand patterns along this part of the south coast. In the most recent survey Southampton ranks 2nd in the country marginally above Brighton which ranks 4th, the hugely successful West Quay

Leading real estate advisors

Vail Williams LLP, a Limited Liability Partnership, registered in England (number OC319702).
Registered Office: 130 Wharfedale Road,
Winnersh Triangle, Berkshire RG41 5RB.
Any reference to a Partner means a Member of
Vail Williams LLP. A full list of Members is open
for inspection at the registered office.



development in Southampton remains a popular centre for retailers. Littlehampton however ranks 377th and lags behind nearby centres.

Retail Ranking Survey	
	Ranking
Littlehampton	377 th
Bognor Regis	241 st
Worthing	135 th
Chichester	69 th
Brighton	4 th

Source: Focus

- 7.7 Closer examination of retail requirements in the marketplace shows that where Littlehampton is identified, it is actually one of a number of towns within a selected search area and the town has not been targeted specifically.
- 7.8 We have also assessed the percentage of top 20 retailers that are represented in Littlehampton as compared to the benchmark centres:-

Percentage of Top 20 Retailers Represented	
Littlehampton	25%
Bognor Regis	45%
Worthing	70%
Chichester	50%
Brighton	85%

Source: Focus

- 7.9 As can be seen, Littlehampton is poor in attracting top retailers, therefore needs to do what it does better rather than have more of the same. No one retailer is likely to buck the trend and invest in the town unless there is a comprehensive change that excites a number of retailers.
- 7.10 We have also looked at the shopping population in Littlehampton in terms of footfall. CACI records footfall in bandings depending on the number of shoppers, as demonstrated in the table below:-

Leading real estate advisors

Vail Williams LLP, a Limited Liability Partnership, registered in England (number OC319702). Registered Office: 130 Wharfedale Road, Winnersh Triangle, Berkshire RG41 5RB. Any reference to a Partner means a Member of Vail Williams LLP. A full list of Members is open for inspection at the registered office.

Retailer Shopper Population Legend	
Band A	1,000,000 – 1,782,658
Band B	500,000 – 999,999
Band C	200,000 – 499,999
Band D	150,000 – 199,999
Band E	100,000 – 149,999
Band F	50,000 – 99,999
Band G	30,000 – 49,999
Band H	20,000 – 29,999
Band I	15,000 – 19,999
Band J	10,000 – 14,999
Band K	5,000 – 9,999
Band L	3,000 – 4,999
Band M	2,000 – 2,999
Band N	1,000 – 1,999
Band O	1 – 999

Source: CACI, Focus

- 7.11 We have compared the footfall shopper banding for Littlehampton against the benchmark centres, see table below, which shows that Littlehampton is lower than all other centres.

Town	Band	Shoppers
Littlehampton	I	15,000 – 19,999
Bognor Regis	G	30,000 – 49,999
Worthing	F	50,000 – 99,999
Chichester	E	100,000 – 149,999
Brighton	C	200,000 – 499,999

Source: CACI, Focus

- 7.12 In addition to the shopper population data, we have also considered the annual retail spending on comparison and convenience goods within the shopping catchment area in each of the benchmark towns and drawn from data produced by ORC Data Services. This analysis shows that Littlehampton attracts the least spending.

Leading real estate advisors

Vail Williams LLP, a Limited Liability Partnership, registered in England (number OC319702).
Registered Office: 130 Wharfedale Road, Winnersh Triangle, Berkshire RG41 5RB.
Any reference to a Partner means a Member of Vail Williams LLP. A full list of Members is open for inspection at the registered office.



Town	(£'s) Comparison Goods	(£'s) Convenience Goods
Littlehampton	25,715,486	12,735,046
Bognor Regis	112,755,541	54,184,625
Worthing	333,331,666	155,355,458
Chichester	272,884,870	118,600,999
Brighton	709,974,657	322,164,399

Source: ORC, Focus

8.0 MARKETING INITIATIVES

- 8.1 Stiles Harold Williams were instructed by the client to offer the retail element of the scheme to the market. A report detailing their marketing efforts is attached.
- 8.2 Stiles Harold Williams undertook three extensive mailshots targetting national multiple retailers with a nationwide requirement for premises and individual local traders/retailers within the Worthing, Littlehampton and Chichester areas.
- 8.3 These efforts resulted in some preliminary interest from a few national multiples, ie American Golf and Laithwaites, and also from children's charity Barnardos, who were provided with full details of the scheme. However, Littlehampton was not considered to be a strong enough retailing centre for these occupiers.
- 8.4 The local marketing initiative to date has not identified any interest.

9.0 SUPPLY

- 9.1 In order to assess the retail viability of Littlehampton we have already considered demand and those factors that influence demand, together with the outcome of the marketing initiatives. In addition we have considered the supply of vacant shop premises within the town centre. Information on available premises has been sourced from Egi property database, a check of available properties during our site visit, and conversations with other commercial property agents.

Leading real estate advisors

Vail Williams LLP, a Limited Liability Partnership, registered in England (number OC319702).
Registered Office: 130 Wharfedale Road, Winnersh Triangle, Berkshire RG41 5RB.
Any reference to a Partner means a Member of Vail Williams LLP. A full list of Members is open for inspection at the registered office.

- 9.2 The prime shopping area distinctly lacks units of a size large enough to accommodate many multiple retailers. The nature of the retail stock is principally made up of smaller shop units.
- 9.3 Vacant properties within the prime retail pitch include the Somerfield supermarket mentioned above and a smaller retail unit further east at 67 High Street. The majority of the vacant retail units within the town centre are situated in secondary/tertiary locations, for example in Beach Road we noted there were three retail units on the market. There are also units being marketed in Anchor Springs and Bayford Road.
- 9.4 Vacant shop units at Baltic Wharf, East Bank, and Beach Road have recently been let and we are advised by the marketing agent that negotiations on the Beach Road property have been protracted. We also understand that a retail unit in the High Street that recently let to the Nationwide Building Society remained on the market for some time.
- 9.5 The number of vacant units is fairly modest but because of the factors described above, there is likely to be a regular churn of premises. Tenants taking space are invariably local businesses and fairly cost conscious. Demand is sporadic which for landlords and developers means uncertainty over voids and greater risk.
- 9.6 Whilst there is a pattern of local demand it would be hard to justify the expansion of the retailing. It would not help the existing retailers to add more units in the location of the subject site.

10.0 DEVELOPMENT POTENTIAL

- 10.1 Government policy promotes the important role of town centres as a place to live and work and aims to achieve more diversity in land uses within these areas in order to revitalise town centres.
- 10.2 The Littlehampton Vision Masterplan has identified a number of sites within the town centre for potential development. It is recognised that although all of the development sites within the town centre could accommodate a mix of uses, some sites are more suited

Leading real estate advisors

Vail Williams LLP, a Limited Liability Partnership, registered in England (number OC319702).
Registered Office: 130 Wharfedale Road,
Winnersh Triangle, Berkshire RG41 5RB.
Any reference to a Partner means a Member of
Vail Williams LLP. A full list of Members is open
for inspection at the registered office.



to a particular use than others. As mentioned, the Masterplan identifies the subject site as suitable for a mixed use development to include retail and residential uses.

10.3 Other sites identified for mixed use (retail/residential) development within the town centre are:-

➤ **St Martin's Car Park (2.55 hectares)**

This site is situated in a prime position in the town centre close to the High Street and bounded to the north and east by Franciscan Way. This first option for this site is a retail led mixed use scheme. The view is that this site could be utilised to provide a broader number and range of retail specialists with a new frontage linking to the High Street. Proposals are that the current car parking provision on the site should be increased through the development of a multi-storey car park. Another option for this site is for the relocation of Littlehampton Swimming and Leisure Centre to the town centre. Both options include a residential element.

➤ **Clifton Road (1.13 hectares)**

This site is currently occupied by Travis Perkins. This site provides an opportunity for the creation of mixed use scheme, predominantly residential with retail/A3 frontage on the ground floor.

➤ **Depository site**

This is a long term opportunity which depends on the relocation of some of the existing uses. This site has the advantage in that it is located to the rear of the High Street and new pedestrian links will be opened up linking it to the High Street and Surrey Street. The proposal is for a mixed use development.

10.4 The market site is very much at the edge of the main shopping area and it is hard to see how retail development in this location could tie in with the prime retail area in the High Street. However, if it was possible to comprehensively redevelop the Surrey Street/High Street corner with the market site and extend the pedestrianisation further towards the station, then the market site could integrate more effectively with the existing retail.

10.5 By comparison St Martin's Car Park site and the Depository site are physically closer to pedestrian routes associated with the shopping activity.

Leading real estate advisors

Vail Williams LLP, a Limited Liability Partnership, registered in England (number OC319702). Registered Office: 130 Wharfedale Road, Winnersh Triangle, Berkshire RG41 5RB. Any reference to a Partner means a Member of Vail Williams LLP. A full list of Members is open for inspection at the registered office.

11.0 CONCLUSIONS

- Littlehampton is in a coastal location with a 180 degree catchment.
- The site is very much at one end of the retailing.
- The market operation could not be sustained.
- Although the regeneration of the eastern bank was successful it relied on subsidy and housing.
- The resident population is much lower than nearby centres, although the urban area has a higher population. The residents there also have the option to shop in competing centres, Chichester in particular is an attractive place to shop. Meanwhile Tesco's on the edge of Littlehampton meets the practical requirements of most residents.
- Unemployment is relatively low but a high proportion of the population is already employed in retailing.
- Littlehampton has a limited number of major multiple retailers and scores very poorly as a town with retail requirements compared to nearby towns.
- Footfall and retail spending is also relatively low compared to nearby towns and there is a steady turnover of shops so there will be limited sense in adding more, particularly in an off pitch location.
- Marketing efforts have shown little interest from national retailers who are attracted to stronger retailing centres such as Brighton, Worthing and Chichester, and there has been no interest from local retailers.
- Possible retail development sites such as the St Martin's Car Park site and the Depository Site are better suited to integrate and complement the existing shopping in the High Street.

Leading real estate advisors

Vail Williams LLP, a Limited Liability Partnership, registered in England (number OC319702).
Registered Office: 130 Wharfedale Road, Womersley Triangle, Leeds LS11 5BB.
Any reference to a Partner means a Member of Vail Williams LLP. A full list of Members is open for inspection at the registered office.

APPENDIX

Leading real estate advisors

Vail Williams LLP, a Limited Liability Partnership, registered in England (number OC319702).
Registered Office: 130 Wharfedale Road, Winnersh Triangle, Berkshire RG41 5RB.
Any reference to a Partner means a Member of Vail Williams LLP. A full list of Members is open for inspection at the registered office.



6 Liverpool Terrace, Worthing
West Sussex BN11 1TA
Telephone: 01903 229200
Fax: 01903 219684
Website: www.shw.co.uk

Surveyors & Valuers

Our Ref: DWM/rh/gates s1f.

16 November 2006

Mrs S Gates
Vail Williams LLP
Meridian House
7 Ocean Way
Ocean Village
Southampton SO14 3TJ

Dear Sue

RE: Proposed Retail Showroom – High Street, Littlehampton, West Sussex.

I refer to our recent telephone conversation.

I understand that you are currently investigating the possibility of extending the proposed residential development for the area thereby encompassing the proposed subject area. Consequently, you require a report setting out the marketing initiatives which have been carried out in order to attract occupier interest for the proposed premises.

By way of background, we were contacted by Martlett Homes in June 2006 to provide advice with regard to the marketing of the proposed retail showroom with frontage onto the High Street which total approximately 330 sq mts. In addition, there would be dedicated on-site car parking available for the premises.

Initially, an extensive mailshot was carried out targeting all national multiple retailers with a nationwide requirement for premises of between 2,000 to 5,000 sq ft.

Following the mailshot, preliminary interest was received from childrens's charity Barnardo's, retailers Laithwaites and American Golf.

Having provided each of these retailers with detailed plans showing the proposed development and following further investigations, it was decided that Littlehampton was not a strong enough retailing centre.

A mailshot to individual local traders/retailers within the Worthing, Littlehampton and Chichester areas have also been specifically targeted in the hope that they might consider relocating. Unfortunately, we have not received any enquiries following this mailshot from the local occupier market.

Since instructions were received in June 2006, a total of three mailshots have been carried out targeting national and local retailers.

Whilst on a national basis there are numerous multiple retailers with requirements for premises in the order of 300 sq mts, unfortunately Littlehampton as a retailing centre is not strong enough and consequently, such retailers move their attention to stronger retailing centres such as the neighbouring areas Brighton, Worthing and Chichester.

Yours sincerely


DUNCAN W MARSH BSc (Hons) MRICS
DIRECTOR

E: dmarsh@shw.co.uk
M: 07970 524840

STILES HAROLD WILLIAMS HAS OFFICES IN LONDON AND ACROSS THE SOUTH EAST

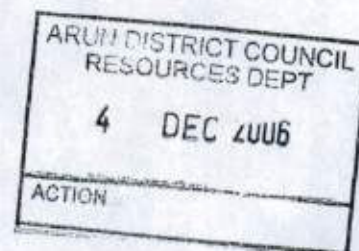
Stiles Harold Williams Limited Registered No. 3311644 (England) Registered Office: 6 Babmaes Street, London SW1Y 6HD. A full list of directors is available at all offices.



Our Ref: PH/LMO/A217 architects and surveyors

28th November 2006

Mr B Bannister
Arun District Council
Planning Services
Strategy Department
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF



Dear Brian,

**Re: Mixed use development with part retail use to ground floor and 32No one bedroom flats and 29No two bedroom flats to part of ground/upper floors with Public and Private hard and soft landscape areas.
Re Submission of LU/200/04 and revision to LU/517/04**

Further to our recent submission of the above planning application documents and following our telephone conversation, we have pleasure in enclosing 6 copies of the retail report for your consideration.

You will note that the report incorrectly quotes the number of residential units as 47. The scheme has of course increased to 61 units (including the existing flat above the Surrey Street shop unit).

Further consideration is being given to the exclusion of A2 use on the site and we will revert to you on this in due course.

Yours sincerely

Philip Hiscocks
Director

Enc

cc: Barrie Jones - Martlett Homes



ahp architects and surveyors ltd.

6 cobden court • wimpole close • bromley • kent • br2 9jf

tel: 020 8313 1023 • fax: 020 8313 1009 • email: info@ahparchitectsandsurveyors.co.uk

reg no. 4360472