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Dear Sirs,

Application WA/48/19/RES
Reserved matters – Arundel road/Fontwell Avenue

Having considered the reserved matters application submitted by Dandara, I have some comments to make in relation to the proposals in relation to the community centre

Background and situation

The current building (the bottle store) is a small, unused building situated on the boundary of my property and integral with the flint and mortar boundary wall of my driveway. I understand the property to be in a poor condition and the boundary wall is in an equally poor state of repair with flints falling from the wall. There is a distance of 3.05m between the wall and my house and 0.29m between the wall and my garage. I have one opening, frosted glass window facing the proposed community centre at the ground floor. I have provided below a couple of photographs of the current arrangement. My house is situated in Eastergate and the Bottle Store is in Walberton – the parish boundary appears to divide my driveway.

Whilst I have not seen supporting documents on the Planning Portal, I understand the Bottle Store to be locally listed building and one that the Parish Council wish to be retained as part of the heritage of the area. In its current state, the property is of

little use. Given its state, I would strongly suggest that a survey is undertaken of the condition of the property as I suspect it likely that it would have to be substantially demolished and reconstructed to see use in the form shown in the reserved matters application. If the intention of the listing is to preserve a historic building then this is unlikely to be achieved by the plans whilst, a character appropriate replica may remain I would suggest that this would remove the local listing.

The proposals also include a roofline and guttering extending over the boundary wall onto my property – these appear to provide more of an overhang than the existing building. Ongoing maintenance and repair may be required causing a degree of nuisance. Such overhang may also compromise my future enjoyment through my potential extension of my garage or property.

My concerns with the proposed location and arrangements

1. The use class of the building is a concern. A community centre falls under D1 use class and therefore, if the use is not strictly restricted to 'Community Hall', the building could be used for other activities within the class such as clinics, health centres, creches, non-residential education, places of worship and church halls. The potential for these different uses would bring about different potential nuisances to the surrounding properties and appropriate planning restrictions and restrictive covenants should be in place to prevent any change of use
2. The proposed kitchen immediately abuts the boundary of my garden. I therefore have considerable concerns over the potential venting of kitchen odours and consequential noise. The proposals should be accompanied by a full noise assessment so that the noise can be fully assessed with regards to neighbouring properties. The same applies for odour. I would additionally suggest that the kitchen does not accommodate any equipment to cook food on site and that, if a microwave is proposed, the details should be submitted alongside a noise assessment

3. There is no indication of any proposed heating/air conditioning/air-handling units for the community centre but, again, I am concerned about the noise and potential for odour/exhaust related to these. Once more, any proposals to include such equipment should be submitted together with the appropriate surveys
4. The building is immediately adjacent to my property and will be relatively close to others on the site. Noise mitigation measures should be implemented within the building to reduce potential noise impact on residential property. I would also suggest that electronic noise level monitoring and enforcement is applied against any noise generating equipment within the building
5. Despite a request to that Parish Council, they have not engaged on the proposed uses (and potential nuisances) of the property and the restrictions on the same. As such, and given the proximity to neighbouring properties, I suggest that there are strict timing restrictions to be enforced by covenants against the land as well as planning restrictions. Activities should not persist beyond 21:00 at any time (as clearing up, human and vehicle traffic will persist beyond the end of any activity) and in any event such late activities should not occur more than a few times per month. The vehicles to and from the site will pass close by residential properties when exiting
6. Car parking could have a negative impact on not only air quality but also residential amenity. If the building is to be used for a party or similar event, it could result in a significant number of cars which could overspill onto the neighbouring properties' gardens and over driveways. Arundel Road is already used for dropping off and collecting, including by coaches, vans and cars. There are already frequently cars stopped over my driveway and the presence of the community centre is likely to exacerbate this. The risk for the use of Arundel Road for parking has been noted by Stephen Gee on behalf of West Sussex CC

7. If the building is to be demolished and rebuilt, then the height should not exceed the existing buildings. This could have a significant impact on daylight and sunlight of neighbouring properties
8. If lighting is proposed, particularly for security, then lighting should be low level and directional to avoid light spill into neighbouring properties. Lighting should also be on a timer or appropriately designed (as to guard against false positives) detector to ensure that lighting is only on when required
9. The bins are 'out of sight' of the community centre by being placed at the back of the car park but are immediately adjacent to my boundary. These will not be subject to the usual weekly residential collection and may result in rodent, insect and odour problems for the residents. The proximity to the residential properties also runs the risk of the bins being misused by residents and visitors to the site. Given the very close proximity to residential housing (and my patio area) I would suggest that the bin store is placed further from all residences and where any misuse will affect the community centre before residents

Relocation of the community centre

The most appropriate location for a community centre appears to be towards the centre of the new development, near to the field and the play area. I would opine that this location would be more likely to ensure the community centre's integration and visibility to the new properties in the development. Such a situation would keep the potential nuisances further from residential properties and would be likely to provide a more versatile arrangement as looser timing restrictions could be placed on the centre's activities.

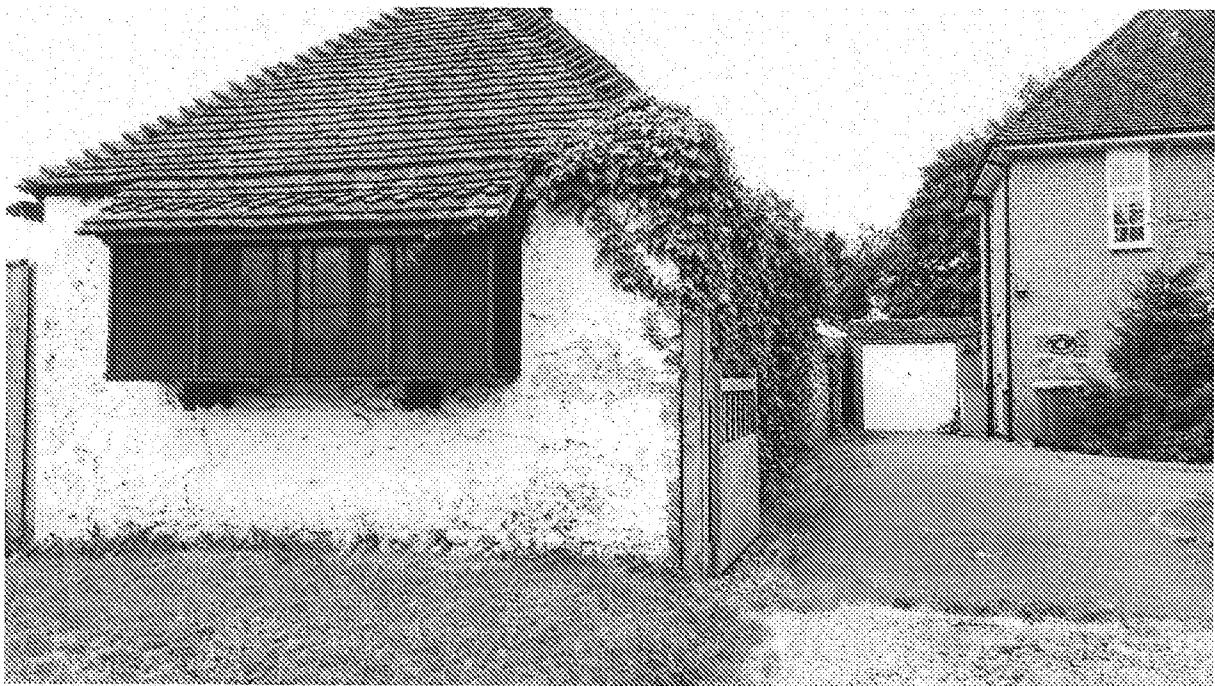
From a travel perspective, a more central location may be less likely to cause additional traffic along the Arundel Road. Traffic would be more likely to use the main access road rather than make use the emergency accessway from Arundel Road or park on Arundel Road and travel on foot. More parking may also be afforded to the centre depending upon its layout. The community centre itself could also provide

better facilities, layout and integration with the green area for any outdoor/sports type activities where not confined to using the existing bottle store.

The relocated building could potentially take on the role of an informal sports pavilion as well as a community centre. Situation near to the child-safe play area may conveniently provide for refreshments for parents and carers.

Yours faithfully

Andrew Titmus



Photograph 1 – view from Arundel Road towards the Old Police House. The white building on the left is the current Bottle Store – the proposed community centre



Photograph 2 – opposite view as above. The sheds to be demolished and replaced with the extended community centre along the boundary wall on the proposals. The width between the walls here is 3.05m