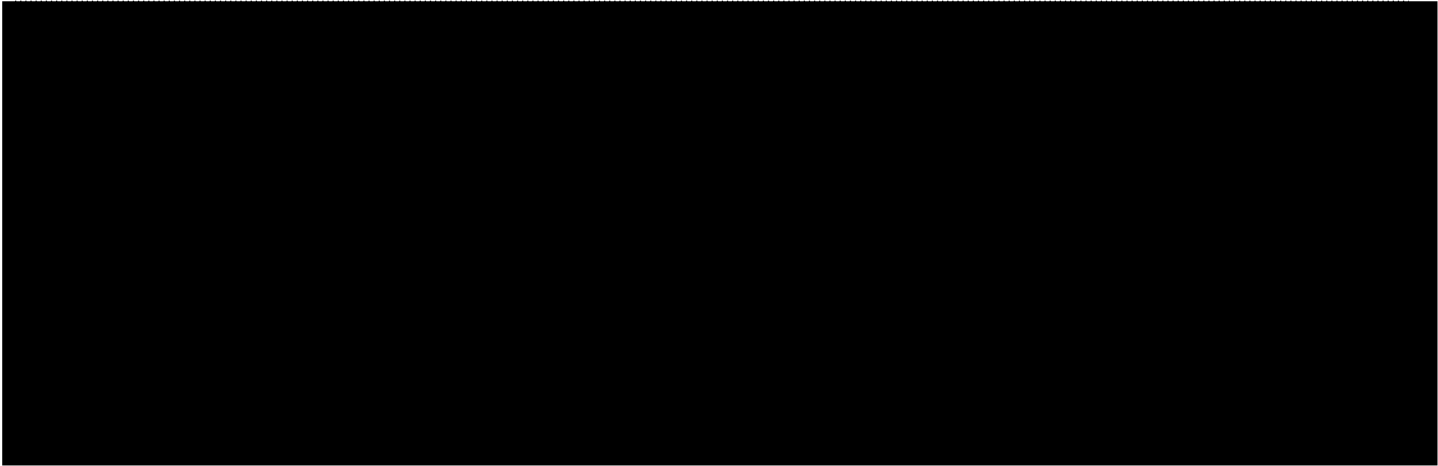



From: Peter Tanner 
Sent: 25 July 2018 15:12
To: Anita Gardner
Cc: Andy Elder; Ziyad Thomas
Subject: Re: FW: Renaissance Retirement site at Fitzalan Road, Arundel (Ref: AB/36/18/PL)

Anita

Thank you for forwarding the link to the Council's website advice on the Council's retained consultant for assessing developer viability appraisal.

I note that the scale of fees for the proposed development will be £2,500 plus VAT payable by the applicant at the point of referral to DSP by the Council and that DSP will issue an invoice for that amount and will proceed with their DVA review on receipt of payment.

I can confirm that Renaissance agree to make payment of the fee of £2,500 plus VAT to DSP upon receipt of their invoice. As mentioned in my earlier email, we will send you the Affordable Housing Statement and the DVA within the next couple of days.

Regards

Peter Tanner

Planning Director



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On Wed, 25 Jul 2018 at 12:26, Anita Gardner [REDACTED] wrote:

Dear Peter,

Please see the response below from Andy Elder.

Regards

Anita Gardner

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Andy Elder

Sent: 25 July 2018 12:06

To: Anita Gardner

Subject: RE: Renaissance Retirement site at Fitzalan Road, Arundel (Ref: AB/36/18/PL)

Anita,

Can you please direct the applicants to the below link on our website which contains the relevant details about the referral process to our viability consultants DSP and the fees which are payable direct to DSP. Once I am advised by DSP they have received the necessary payment from the applicants I will instruct them to commence their review which takes around 20 working days. Please note I am leaving Arun on 5th September, so I will progress this review as far as I can before I go, but if I have not received the DSP report by then it will need to come direct to Planning for interpretation and assessment. If there is anyone taking on my role before I leave I will provide you with their contact details.

<https://www.arun.gov.uk/affordable-housing>

Many thanks,

Andy

Andy Elder | , Housing Strategy and Enabling Manager

Services Directorate, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

FOLLOW ON TWITTER @RaisetheRoofADC

PLEASE NOTE MY WORKING DAYS ARE MONDAY TUESDAY AND WEDNESDAY

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From: Anita Gardner
Sent: 25 July 2018 11:32
To: Andy Elder
Subject: FW: Renaissance Retirement site at Fitzalan Road, Arundel (Ref: AB/36/18/PL)

Hi Andy,

I will forward the Assessments when received,. In the meantime can you let me have a response to the last paragraph of their e-mail.

Thanks

Anita

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Peter Tanner [REDACTED]
Sent: 25 July 2018 11:05
To: Anita Gardner
Cc: Ziyad Thomas; Simon McFarlane; Marcus Cover; Harry Hepple; Nick Watkins
Subject: Re: Renaissance Retirement site at Fitzalan Road, Arundel (Ref: AB/36/18/PL)

Anita

Thank you for your email of yesterday's date.

You should have received our Affordable Housing Statement and Development Viability Assessment at the time the planning application was submitted. I am checking why this does not appear to have accompanied the submission of the application and we will forward those documents to you later today.

In the meantime, please accept this email as confirmation of our agreement for an extension of time for determination of the planning application up to 31 August 2018.

As the Council are likely to wish to appoint a consultant to carry out an appraisal of our development viability assessment and affordable housing statement could you please provide me with a fee proposal in that respect so that we can cover the Council's cost of that exercise.

Regards

Peter Tanner

Planning Director



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On Tue, 24 Jul 2018 at 16:00, Anita Gardner  wrote:

Dear Peter,

I don't believe that a meeting is necessary at this time. If I require any clarification I will contact you in due course.

The comments of the Housing Strategy and Delivery Manager (Andy Elder) are available to view on our web site. He has objected stating:

The applicants have failed to provide an Affordable Housing Statement as part of their presented documents nor have they made any mention of affordable housing in either the Design and Access Statement or Planning Statement. The application as presented is to provide all the dwellings as market housing with no affordable housing.

To meet the requirements of the council's Affordable Housing policy the applicants will need to either provide;

- a) 30% (14 units) of affordable housing on-site as part of the development with the tenure to be agreed with the council;
- b) Provide 14 units for affordable housing elsewhere in the district as part of a bespoke application;
- c) Agree a Planning Obligation set out in the S106 Agreement to pay a commuted sum of £1,120,000 (14 x £80,000) on commencement of the development in lieu of providing on-site affordable housing.

If you have referred to affordable housing elsewhere in the supporting documents please advise so that I can forward your response onto Andy Elder.

I would appreciate your agreement to an extension of time on the application until 31-08-2018 to allow for further discussion with the affordable housing officer and consideration of the application.

Regards

Anita Gardner

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Visit Arun's web site at www.arun.gov.uk



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From: Peter Tanner [REDACTED]
Sent: 24 July 2018 15:15
To: Anita Gardner
Cc: Simon McFarlane; Nick Watkins; Ziyad Thomas
Subject: Renaissance Retirement site at Fitzalan Road, Arundel (Ref: AB/36/18/PL)

Dear Anita

I am aware that the formal consultation period has or is about to run its course. Therefore, I would be grateful if we could meet to discuss whether there are any issues that remain to be addressed and whether you have any comments from a design / development control point of view. I would also be pleased to hear whether you have received an appraisal of our Affordable Housing / Development Viability Assessment from the Council's appointed consultant.

Please provide me with some suggested times and dates when it would be convenient to meet with you at your office.

In the light of the considerable public interest that has been expressed by Arundel Town Council and other members of the public, would it also be appropriate for Neil Crowther and your Conservation Officer to attend that meeting?

I look forward to hearing from you with some suggested times and dates.

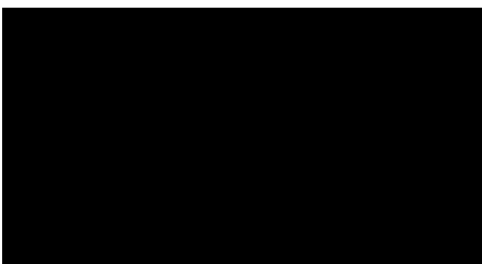
Kind regards

Peter Tanner

Planning Director

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