

[REDACTED]

[REDACTED]

From: Peter Tanner [REDACTED]
Sent: 14 August 2018 15:35
To: Anita Gardner
Cc: Ziyad Thomas; Simon McFarlane; Nick Watkins; Steven Ho; Chris Hendry
Subject: Re: Renaissance Retirement site at Fitzalan Road, Arundel (Ref: AB/36/18/PL)

Anita

The Southern Water consultation response dated 12 July 2018 indicates that they have undertaken an initial desk study of the impact of the additional foul sewerage flows from the proposed development and they comment that the study indicates that there is an increased risk of flooding unless any required network reinforcement is provided by Southern Water.

Our drainage consultant, Arch Associates, have examined this matter and carried out a Pre and Post Development Drainage Flow Rates Comparison Report, attached to this email. This report identifies that existing surface water and foul water both discharge into the public foul sewer in Fitzalan Road. The proposed development will only discharge foul sewerage into the public fould drain and surface water will be infiltrated into the soil within the site. Given that only the foul water run-off from the post-development site will be discharged off into Southern Water's foul main sewer network, this will provide a reduction of over 90% over the existing combined run-off rate. Accordingly, the proposed drainage strategy will result in a betterment over the existing combined sewage flows and therefore will have no negative impact to the Southern Water's existing public sewer network in Fitzalan Road.

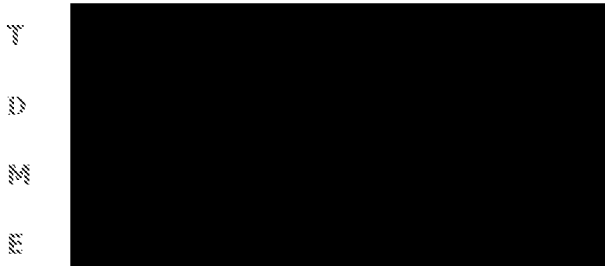
I would be grateful if you could forward the attached Pre and Post Development Drainage Flow Rates Comparison Report to Southern Water for their further comment.

Regards

Peter Tanner

Planning Director

12 Headlands Business Park, Salisbury Road, Ringwood, Hampshire, BH24 3PB



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On Tue, 14 Aug 2018 at 10:52, Peter Tanner [REDACTED] wrote:

Anita

I forward a copy of the updated Flood Risk Assessment prepared by Arch Associates to accompany our current planning application AB/36/18/PL.

In summary, flooding from the River Arun, if undefended, places the site in Flood Zone 3. However, strategic flood defences protect the site from fluvial flooding for the 1 in 100 year event plus climate change. Accordingly, the site is effectively within Flood Zone 1 when the defences are in effect (Paragraph 7.3). Nevertheless, the ground floor slab level has been set at 3.9m AOD, i.e. above the minimum of 3.88m AOD advised by the Environment Agency (Eleonora Pilla, 22/06/2017) and equates to the 1 in 200 year Tidal Flood Level (undefended) of 3.58m + 300mm freeboard (Paragraph 8.2).

The FRA also identifies that Groundwater has been recorded at a depth of 1.3m BGL during winter monitoring and the site is considered to be at a low risk from groundwater flooding (Paragraph 7.5).

The Environment Agency's consultation response dated 3 July 2018 confirms that they have no objection to planning permission being granted subject to the following condition,

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (July 2017) and

the following mitigation measures detailed within the FRA:

- Finished floor levels are set no lower than 3.9 m above Ordnance 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.

Reason

To reduce the risk of flooding to the proposed development and future occupants.

I shall write to you further in response to the other consultation responses received to the Planning Application and in response to alleged issues raised by the Arundel Town Council and the AHA group.

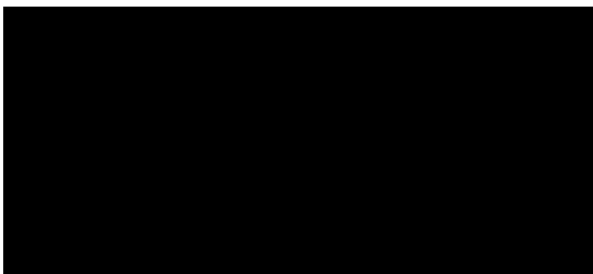
In the meantime I look forward to receiving your response to the submitted Affordable Housing Statement and Development Viability assessment once this has been appraised by Dixon Searle on behalf of the LPA.

Regards

Peter Tanner

Planning Director

▲ 12 Headlands Business Park, Salisbury Road, Ringwood, Hampshire, BH24 3PB



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On Wed, 1 Aug 2018 at 16:30, Peter Tanner [REDACTED] wrote:

Anita

Further to your email of 24 July 2018 and our subsequent telephone conversation, please find attached the following documents:-

- Off-Site Affordable Housing Contribution Statement
- Bailey Venning Associates Viability Statement
- Bailey Venning Associates Appendices to the Viability Statement

- Sturt & Company Threshold Land Value Report that informs the Viability Statement

Please accept my apologies for the omission of these documents. These documents should have been forwarded to you at the time the planning application was submitted and where indicated as having been completed on the Application Document Checklist and were also indicated on the Planning Portal attachment summary as to be forwarded by post.

I have taken to opportunity to update the planning policy context in the attached Off-Site Affordable Housing Contribution Statement.

I would be grateful if you could forward these documents to Andy Elder at DSP to carry out their appraisal. I can confirm that I have passed the invoice from DSP for £2,500 plus VAT to our accounts department for payment.

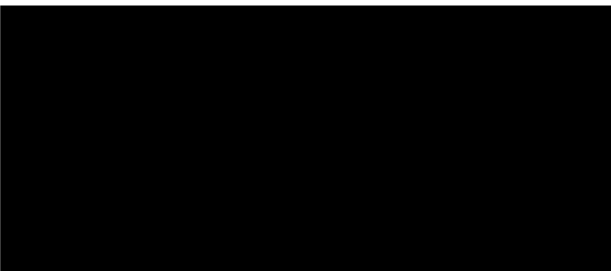
I look forward to hearing from you once DSP have carried out their appraisal.

Kind regards

Peter Tanner

Planning Director

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On Tue, 24 Jul 2018 at 16:00, Anita Gardner <Anita.Gardner@arun.gov.uk> 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
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Save the environment - think before you print.

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.

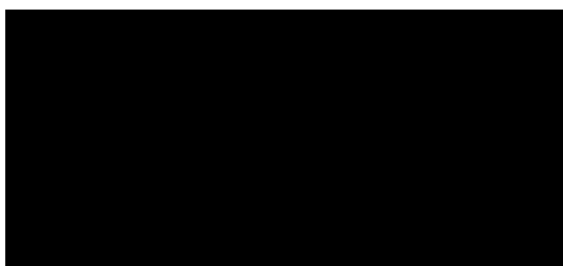
Kind regards

Peter Tanner

Planning Director

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