



From: Michael Eastham
Sent: 15 September 2017 08:10
To: Planning.Responses
Subject: FW: BE/102/17/OUT - SALTBOX - response to Bersted Parish Council Objection

Please upload on Ocella.

Thanks,

Michael

From: [REDACTED]
Sent: 14 September 2017 19:45
To: Michael Eastham
Cc: Arfon Hughes
Subject: BE/102/17/OUT - SALTBOX - response to Bersted Parish Council Objection

Hi Michael,

No problem, our Highways consultant has now confirmed that he will be able to attend too.

Please also see attached a letter, and associated enclosures, which responds to the comments made by Bersted Parish Council in relation to the above application.

Kind Regards

Nia

Nia Russell
Associate
Mango Planning & Development Limited
Number One Waterton Park
Bridgend CF31 3PH



On 14 Sep 2017, at 16:49, Michael Eastham <Michael.Eastham@arun.gov.uk> wrote:

Nia,

No one else is attending from the Council.

It is always helpful for the Highway consultants to attend the meeting and brief me on the progress they are making with WSCC.

Thanks,

Michael

From: [REDACTED]
Sent: 14 September 2017 16:40
To: Michael Eastham
Subject: Re: Committee date for BE/102/17/OUT - SALTBOX

Thanks Michael. Is anyone else attending from the Council?
Our Highways consultants have been liaising directly with WSCC so I'm not sure their attendance is required.

Nia

Nia Russell
Associate
Mango Planning & Development Limited
Number One Waterton Park
Bridgend CF31 3PH
[REDACTED]

<image001.png>

On 14 Sep 2017, at 16:33, Michael Eastham <Michael.Eastham@arun.gov.uk> wrote:

Nia,

I have booked the Holly Room at the District Council offices for 11.00am on Thursday 28th September. The room has been booked for an hour and a half.

The Director of Planning and the Group Head of Economy commented verbally on the planning application.

Thanks,

Michael

From: [REDACTED]
Sent: 14 September 2017 16:19
To: Michael Eastham
Subject: Re: Committee date for BE/102/17/OUT - SALTBOX

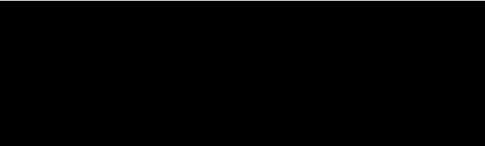
Michael ,

Thanks. Are you able to provide copies of their comments?

There will be 3 people (possibly 2) attending on behalf of the applicant. Would either mid to late morning of the 28th or 29th suit you?

Nia

Nia Russell
Associate
Mango Planning & Development Limited
Number One Waterton Park
Bridgend CF31 3PH



<image001.png>

On 14 Sep 2017, at 16:12, Michael Eastham <Michael.Eastham@arun.gov.uk> wrote:

Hi Nia,

Colleagues in Planning Policy have confirmed that they are not submitting representations on BE/102/17/OUT – SALTBOX as they are all occupied with preparing for the re-opening of the EiP into the emerging Arun District Local Plan (eALP).

I have received feedback from Karl Roberts ,the Director of Planning and Denise Vine, the Group Head of Economy at Arun District Council regarding the SALTBOX application.

How many people will be attending the meeting on behalf of the applicant?

What is the best day for you to attend during the w/c 25th September?

Thanks,

Michael

From: [REDACTED]
Sent: 14 September 2017 09:21
To: Michael Eastham
Subject: Re: Committee date for BE/102/17/OUT - SALTBOX

Hi Michael,

I note the consultation responses that are on the website and am in the process of reviewing their content - I was just wondering if you had anything from Planning Policy yet, and whether this is likely to have been received before we meet w/c 25th?

Can we fix a date/time for that meeting?

Thanks

Nia

Nia Russell
Associate
Mango Planning & Development Limited
Number One Waterton Park
Bridgend CF31 3PH



<image001.png>

On 12 Sep 2017, at 16:09, Nia Russell <[redacted]> wrote:

Hi Michael,

Could you make either the morning of the 28th September, or the 29th September?

Regards

Nia

Nia Russell
Associate
Mango Planning & Development Limited
Number One Waterton Park
Bridgend CF31 3PH



<PastedGraphic-1.tiff>

On 6 Sep 2017, at 15:17, Michael Eastham <Michael.Eastham@arun.gov.uk> wrote:

Hi Nia,

I agree. The post consultation meeting should take place sometime w/c 25th September. I am free all week.

Regards,

Michael

From: [redacted]
Sent: 06 September 2017 15:11
To: Michael Eastham
Subject: Re: Committee date for BE/102/17/OUT - SALTBOX

Hi Michael,

Perhaps we should aim for sometime w/c 25th September?

Nia

Nia Russell
Associate

Mango Planning & Development Limited
Number One Waterton Park
Bridgend CF31 3PH



<image001.png>

On 6 Sep 2017, at 10:49, Michael Eastham <Michael.Eastham@arun.gov.uk> wrote:

Hi Nia,

I am happy for your highway consultants to have discussions with WSCC directly.

It will be good to meet up in a couple of weeks' time.

Regards,

Michael

From: [REDACTED]
Sent: 06 September 2017 10:19
To: Michael Eastham
Subject: Re: Committee date for BE/102/17/OUT - SALTBOX

Hi Michael,

Yes that it is correct. Does that work out as the meeting on 15th November?

Having read the highways consultation, which seems reasonably positive, I think that it would helpful if discussions take place between our highways consultant and WSCC directly. Are you happy for them to make direct contact?

Perhaps a meeting in a couple of weeks time, when you have a response from Planning Policy may then be a more beneficial use of time for us. There don't seem to be many other issues raised to date to address?

What is your view?

Nia

Nia Russell
Associate
Mango Planning & Development Limited
Number One Waterton Park
Bridgend CF31 3PH



<image001.png>

On 6 Sep 2017, at 09:34, Michael Eastham <Michael.Eastham@arun.gov.uk> wrote:

Hi Nia,

I have just referred to the Gantt chart that accompanies the PPA for the Saltbox application and I want to confirm with you that the application is presented at Committee in **November 2017**.

Is that correct?

Thanks,

Michael

From: [REDACTED]
Sent: 05 September 2017 12:39
To: Michael Eastham
Subject: Re: Flood Risk Assessment for BE/102/17/OUT - SALTBOX

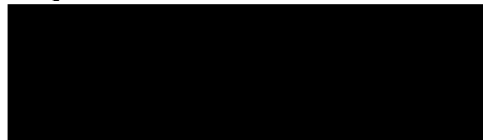
Michael,

I agree that would be sensible to have sight of that before meeting. It would be easier for me to have an idea of when this could be, as I have to travel from South Wales, and co-ordinate others availability.

Could we pencil in a few options perhaps in the meantime?

Nia

Nia Russell
Associate
Mango Planning & Development Limited
Number One Waterton Park
Bridgend CF31 3PH



<image001.png>

On 5 Sep 2017, at 12:34, Michael Eastham <Michael.Eastham@arun.gov.uk> wrote:

Hi Nia,

I would like to receive the response from Highways before we hold the meeting.

Once we have received the response from Highways could you attend a meeting at Arun District Council in a matter of days?

Thanks,

Michael

From: [REDACTED]
Sent: 05 September 2017 11:39

To: Michael Eastham

Subject: Re: Flood Risk Assessment for BE/102/17/OUT - SALTBOX

Hi Michael,

I have just been looking at the PPA and we are scheduled to potentially meet next week (wk 5) to discuss progress of the application and consultation responses. Do you think this is necessary or useful at this stage, or worth doing with sight of the highways response?

Perhaps you could let me know your thoughts on meeting, and when we should arrange one for.

Many thanks

Nia

Nia Russell
Associate
Mango Planning & Development Limited
Number One Waterton Park
Bridgend CF31 3PH



<image001.png>

On 5 Sep 2017, at 09:27, N  wrote:

Michael,

Thanks for your response. I suspected, so. I saw the EA response online.

I'll keep you updated on the revised FRA and will get it submitted to you as soon as possible.

If there is anything else to address in the meantime then please let me know.

Regards

Nia

Nia Russell
Associate
Mango Planning & Development Limited
Number One Waterton Park
Bridgend CF31 3PH



<PastedGraphic-1.tiff>

On 5 Sep 2017, at 09:25, Michael Eastham <Michael.Eastham@arun.gov.uk> wrote:

Nia,

I am awaiting a response from Highways.

Regards,

Michael

From: [REDACTED]
Sent: 05 September 2017 09:16
To: Michael Eastham
Subject: Re: Flood Risk Assessment for BE/102/17/OUT - SALTBOX

Micheal,

I hope to get this amended FRA to you as soon as possible. I am chasing our consultants.

Have you heard anything from Highways as yet?

Regards

Nia

Nia Russell
Associate
Mango Planning & Development Limited
Number One Waterton Park
Bridgend CF31 3PH

[REDACTED]

<image001.png>

On 25 Aug 2017, at 14:01, Nia Russell [REDACTED] wrote:

Michael,

Thanks for forwarding this response on, I have sent it to our consultants to review/comment accordingly.

Regards

Nia

Nia Russell
Associate
Mango Planning & Development Limited
Number One Waterton Park
Bridgend CF31 3PH

[REDACTED]

<PastedGraphic-1.tiff>

On 24 Aug 2017, at 18:03, Michael Eastham <Michael.Eastham@arun.gov.uk> wrote:

Hi Nia,

I have received the following representation from my colleague Charlotte Hardy in the Planning Policy Team at Arun District Council, regarding the Flood Risk Assessment submitted with the planning application at Salt Box Field, Land off Rowan Way, Bersted.

I look forward to receiving your response.

Kind regards,

Michael Eastham

From: Charlotte Hardy
Sent: 23 August 2017 17:46
To: Michael Eastham
Subject: Flood Risk Assessment for BE/102/17/OUT

Hi Michael

I was having a quick look at this to see if I might be able to at least refer to this in our Matter Statements, however looking over the document submitted I have noticed some important issues.

1. There is no mention in the Local Planning Policy section about the updated SFRA from last year or anything in terms of the Main Modification version of the Local Plan, which includes number of revisions. Importantly Appendix J of this includes site summaries for all the locations that were being considered for inclusion in the Main Modifications, including Bognor Enterprise. In particular, responding to a question from the new Inspector there is an additional bullet point that we are inserting into SD SP1a Strategic Approach, specifically covering the need to take account of the coastal topography and incorporation of adaptations to deal with climate change particularly in high risk flood areas. This is MM5 in ADCED49 on our Local Plan Examination Page.
2. Again importantly there was an updated Sequential and Exception Test issued alongside the Main Mods consultation earlier this year that again seems to have been missed. Critically at the bottom of page 8 of their submitted FRA they mention that an exception test is not required. Due to the fact that we covered the location as a whole in the sequential test. Though there is a lower risk for this site the northern and western boundaries are partially covered by the higher risk extents and the site summary information shows that this increases when the impact of climate change is considered.
3. Much more detailed information relating to this location is again contained within the Strategic Surface Water Study (SSWMS) that was done to inform the Main Modifications. This crucially in Stage 2 it included calculations in terms of impermeable areas and the changes to the quantities of surface water. It discusses and proposes appropriate on-site and off-site solutions. Appendix B and C however include information/suggestions discussed at the workshop of that stage and in Appendix C concept plans with a potential fluvial flood compensation area identified off site to the north.
4. Finally just so you aware but the national maps were updated around March this year with the new Emsworth to Littlehampton model. It is unclear from their statement as to what modelling they requested from the Environment Agency.
The Extract that they have included relating to the peak river flows is incorrect. The one of relevance to this is below, where you will see that the figures are significantly above those contained in their FRA. The higher central figures were those that the EA considered to be most appropriate for our strategic work (SFRA Update 2016) but did mention that at application level they would expect that something should at least briefly cover the others. I will of course leave this aspect for EA to comment on.

Peak river flow allowances

River basin district	Allowance category	Total potential change anticipated for the '2020s' (2015 to 2039)	Total potential change anticipated for the '2050s' (2040 to 2069)	Total potential change anticipated for the '2080s' (2070 to 2115)
South East	Upper end	25%	50%	105%
	Higher central	15%	30%	45%
	Central	10%	20%	35%

Slightly confusingly considering the above the masterplan does seem to have at least looked at, if not incorporated, some of the elements from the surface water study in particular.

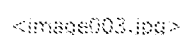
Maybe the easiest thing is if they revise the FRA so that it makes mention of the newer evidence, plus mentions what (the attenuation ponds) have been incorporated into the masterplan. If it weren't for the inclusion of the masterplan there would be nothing in the text referring to the potential solutions. They definitely need to do a revision as they are stating that there is no issue of fluvial flooding after mentioning the proximity of rife and of Shripney Manor Ditch. The second of these runs along the majority of the western boundary and some of the northern boundary (this can clearly be seen on page 11 of the [part 1 of Appendix B to the SFRA Update](#)), as well as explicitly mentioned in the site summary for the location and the SSWMS.

Can obviously talk through this if you need but as we received the matters from the Inspector this morning, the focus is obviously on sorting responses. Obviously as he has raised an issue in terms of flood risk and EBR it would be good to be able to support it with something about the application though. I am having a meeting with Denise at 11 to discuss his matter broadly so it may be handy to be after that or maybe join us.

Charlie

[Charlotte Hardy](#) | Senior Environmental Assessment Officer, Planning, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37794 | External: +44 (0) 1903 737794 | E-mail: Charlotte.Hardy@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk  Save the environment - think before you print. 

<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.

<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.

<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.

<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.

<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.

<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.

<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.

<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.

<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.
