

[REDACTED]

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**From:** Simon Davis  
**Sent:** 03 December 2020 12:21  
**To:** 'Simon Robinson' [REDACTED]  
**Cc:** Arjan De Jong <Arjan.DeJong@arun.gov.uk>  
**Subject:** RE: Waterloo Square Bognor Regis BR/244/20/PL

Dear Simon,

Thanks for your email. I note your points however, we partly refused the previous application on grounds that you wouldn't agree to the affordable housing provision – and we stated that we would not accept the VBC argument (and neither did we have regard to the previous permission which was determined under a different development plan). I am confused as to why, having seen the previous decision, your client would be shocked that we are asking for affordable housing on this new application. Also, why viability evidence would not have been submitted at the outset of this application.

Therefore, if you are unwilling to accept this requirement then you will need to provide the viability study for us to consider. This will not automatically make the requirement disappear as we will need to have this checked. Please note that our website states that:

**Council's retained consultant for assessing developer viability appraisals**

Dixon Searle Partnership (DSP) ([www.dixonsearle.co.uk](http://www.dixonsearle.co.uk)) are the council's retained consultant for assessing developer viability appraisals (DVAs). Developers/applicants who provide the council with a DVA as evidence as part of a residential planning application will have their appraisal referred to DSP and must pay the referral cost to DSP at the point of referral by the council. DSP will issue an invoice to the applicant and will proceed with their DVA review on receipt of payment. Please note the Council will publish developer viability appraisals in full on our website if the application fails to meet the Council's affordable housing policy requirements

For more information regarding the referral cost and the information required for the review please see <https://www.arun.gov.uk/download.cfm?doc=docm93;jjm4n8047> also include the financial appraisal checklist.

Please can you advise how long you need to provide us with this viability appraisal (and whether you agree to pay the referral cost) as we may need to agree an Extension of Time on the application. In any case, we would expect this promptly – before the 24<sup>th</sup> December.

Please also note that we have other requests in for financial contributions to be also sought through a Section 106 Agreement. Please see attached Heads of Terms. The attached email refers to one of the columns in the table.

As for a general update, our Conservation Officer is due to respond this week and I have seen his draft comments which are positive.

Kind Regards

**Simon J Davis MRTPI**  
Principal Planning Officer  
Directorate of Place

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**From:** Simon Robinson [REDACTED]  
**Sent:** 03 December 2020 10:25  
**To:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>  
**Subject:** Waterloo Square Bognor Regis

Morning Simon, hope you are well?

We have just noticed that the Waterloo Square scheme has been allocated for 3x Affordable units on the portal.

Our clients strongly object to this for the following reasons:

1. Permission was previously granted on the old building to convert into 11 flats, with no affordable housing.
2. Our Client insist that they are due full vacant building credit on old floor areas versus new.
3. Our Client can supply their own independent viability study, to confirm that affordable housing on this luxury site are not viable.

(Please note the viability study is for planning offices use only and should not be made public).

In the first instance we presume that by providing evidence of non-viability, this will be sufficient to remove this element of the scheme?

We also understand that you are still awaiting other comments back but would appreciate some update on this application now.

Look forward to hearing from you soon.

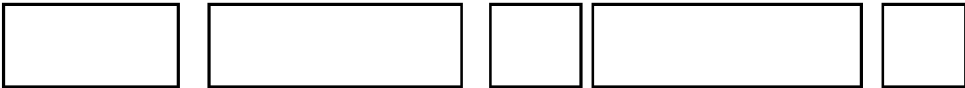
Kind Regards  
Simon

**Regards**

Simon Robinson - Associate



[www.hgp-architects.co.uk](http://www.hgp-architects.co.uk)



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| Planning Ref | Legal Ref | Site                        | Provisions                                                                                                      |        |                                                                                                                                                                                       |                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                     |              |                        |
|--------------|-----------|-----------------------------|-----------------------------------------------------------------------------------------------------------------|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|--------------|------------------------|
|              |           |                             | AH                                                                                                              | PAGHAM | POS/PLAY                                                                                                                                                                              | LEISURE (Sadie – TL)                                                                                                        | WSCC Infrastructure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | WSCC Highways                                                                                                                                       | NHS          | Other / Monitoring Fee |
| BR/244/20/PL | TBC       | Beach Hotel/Waterloo Square | 3 with suggested mix of 2 AR and 1 Intermediate<br><br>AR is rent level no higher than 90% of open market rent. | £9,581 | Open space improvements (£21,683) at Marine Park Gardens, Aldwick.<br><br>Play equipment (£19,033) at West Park, Aldwick.<br><br>Playing Pitches – see Rachel Alderson email of 02/12 | Projects TBC but contributions likely:<br><br>Health & Fitness - £1,600<br>Sports Halls - £4,109<br>Swimming Pools – £4,420 | £13,849 on additional facilities at Edward Bryant Primary School.<br><br>£18,061 on Phase 1 of the new secondary school in Arun.<br><br>£3,492 on additional equipment at Felpham Community College Sixth Form.<br><br>£3,479 on a project to enhance library space with improved digital access at Bognor Regis Library<br><br>£314 on the supply and installation of additional fire safety equipment/smoke alarms to vulnerable persons homes in West Sussex Fire Rescue Services Southern Area serving Bognor Regis. | HE want £4,993.08 from this particular site towards further mitigation of the A27 junctions in Arun<br><br>NB no need to agree with HE/consult SoS. | No response. | TBC                    |