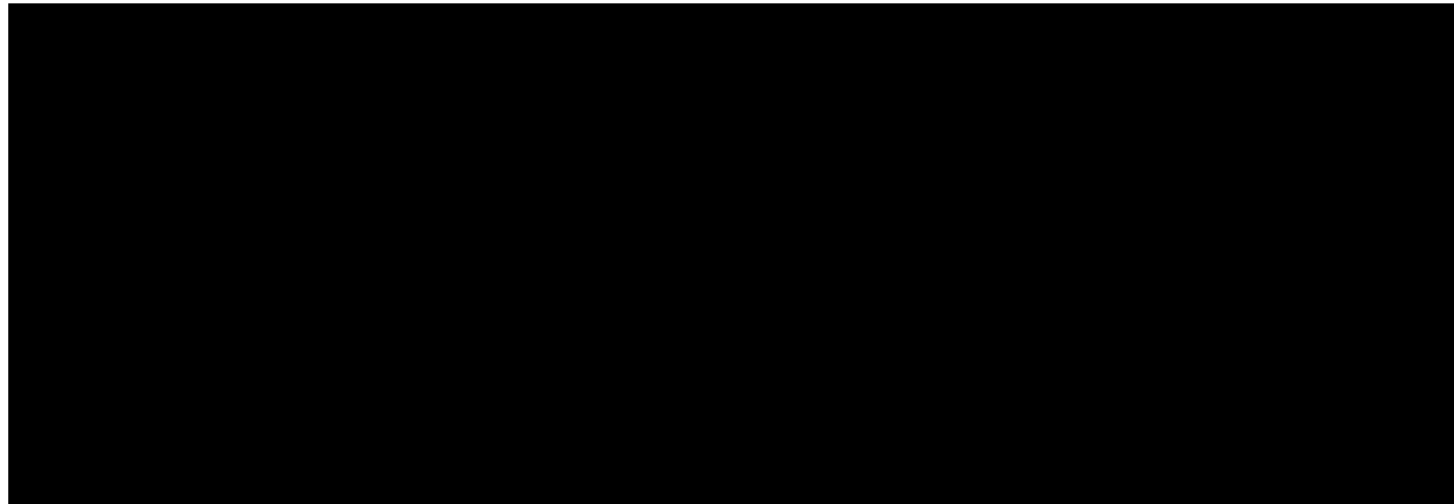
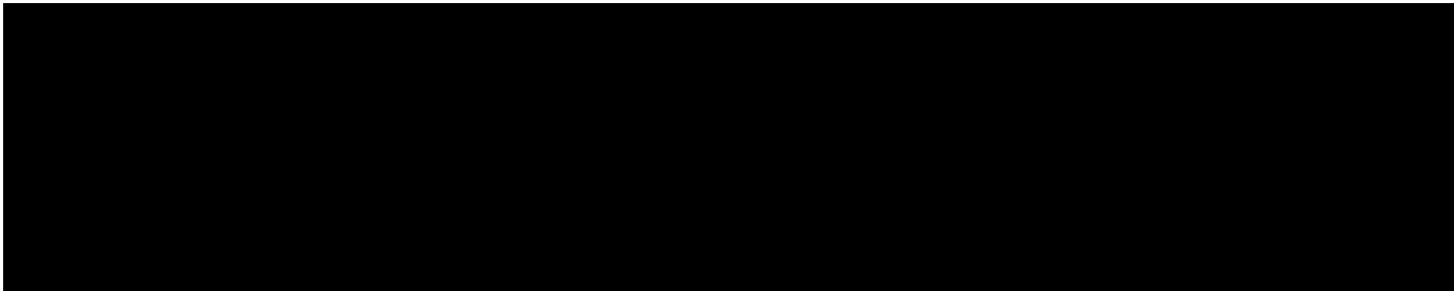




From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 10 November 2020 16:19
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: LU/214/20/PL Former Waitrose

Please scan as additional sequential test info

Anita Gardner
Principal Planning Officer,
Directorate of Place



T: 01903 737529
E: anita.gardner@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Susie Stephen [REDACTED]
Sent: 10 November 2020 16:11
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Graeme Warriner [REDACTED]
Subject: RE: LU/214/20/PL Former Waitrose

Hi Anita,

Further to your email below we can provide the following additional information on the sequential testing:

The objective of the sequential test is to steer new development to areas with the lowest risk of flooding. In this case, the majority of the Application Site is located in Flood Zone 1 and thereby accords with the sequential test. A portion of the south-eastern part of the Site (essentially, the former supermarket building) is located within Flood Zones 2 and 3. The proposal seeks to deliver new housing in a highly sustainable location (in accordance with the NPPF) and the redevelopment of the former supermarket building is integral to this. There is no demand for the retail unit, and it will otherwise be left as vacant and inefficient use of land contrary to the objectives of the NPPF. In this context, the vacant building has to form part of the wider proposals for Site. The proposals for a residential-led mixed use development will also ensure that an element of retail provision can be retained in this part of the town centre in accordance with the Council's policy objectives for sites within the LEGA. The Proposed Development cannot therefore be reasonably located other than on the Application Site and in this context the Sequential Test is considered to be passed.

I trust this is sufficient for your purposes. I will come back to you separately on the pre-commencement conditions.

Kind regards

Susie Stephen

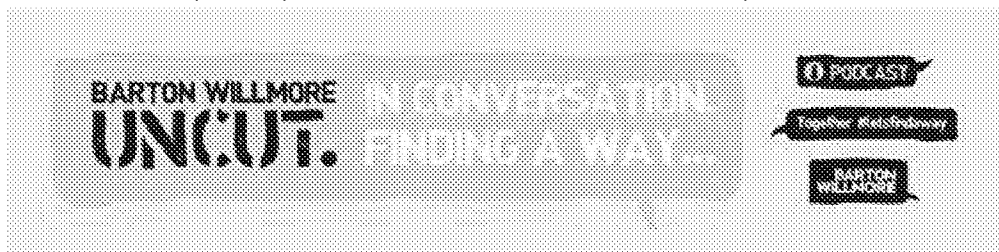
Planning Associate - Please note my working hours are: Tues-Fri 9am - 5pm



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From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 10 November 2020 09:16

To: Susie Stephen

Subject: LU/214/20/PL Former Waitrose

Dear Susie,

I have been looking at the submitted FRA and the section relating to sequential testing. Is it possible that more detail can be provided in this respect by midday Wednesday?

Currently we are looking at potentially taking the application to a DC Committee on 02-12-2020 which has been arranged to accommodate the large number of applications on the agenda for 25-11-2020. With this date in mind can you agree to an EOT until 04-12-2020?

However I should advise the revised comments of the Conservation officer in respect of the amended plans are anticipated shortly and this may alter the timeframe/recommendation if objections are still raised. I will come back to you as soon as his response has been discussed.

Regards

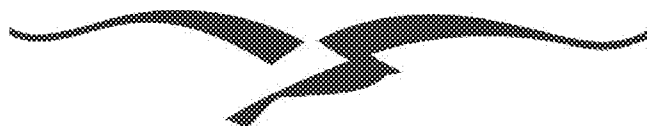
Anita Gardner

Anita Gardner

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