

1st April 2025

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Sir or Madam,

Re: 7 No. residential dwellings and associated works including new access. Land at the rear of Regal House Shripney Road Bognor Regis PO22 9NP

I write on behalf of our client to submit a detailed application in relation to development proposals at Regal House, Shripney Road, Bognor Regis, PO22 9NP

This site was subject to application BE/71/23/PL which was refused planning on 21st August 2023. This refusal was subsequently appealed. The appeal was dismissed under appeal ref App/C3810/W/23/3332326.

Pre-application advice was received on 3rd July 2024, ref PAA/35/24/, as to whether the removal of Plots 5 and 6 would enable support from the Council's tree officer and address the reasons for refusal listed under the previous application.

This revised application is for 7 dwellings. It was stated in the pre-application response that should an application be submitted for 7 dwellings, as shown on the proposed site layout, it would likely be approved subject to resolving the issues highlighted in the pre-application response.

These issues, were noted as-

- 1- regarding drainage on the site the tree officer maintains concerns about the layout of the surface water drainage scheme.
- 2- that the previous submission did not include details as to how the application passed the exception test (following the sequential test).
- 3- for minor sites which requires a 'measurable' 10% net gain to be made.

In response to these concerns, the following has been provided-

1- **Revised Surface Water Drainage Design Summary** and Calculation- utilising an existing 100mm diameter pipe surface water drain serving the northern residential plot which outfalls to the ordinary watercourse at east boundary of site. No additional below ground drainage will be in the root protection zones of the trees.

2- **Ecology**- The proposed development of the site and associated landscaping will deliver an overall 18.96% gain for area-based habitats and a 38.45% gain for hedgerows. The habitat creation and management measures proposed include on-site measures which will benefit a wide range of local wildlife. With these measures in place, the proposed development at Land to the Rear of Regal House will deliver Biodiversity Net Gain in accordance with the current legal requirements of the Environment Act 2021, the NPPF and Policies ENV DM1 to ENV DM5 of the Arun Local Plan

3- **Arboricultural Method Statement**- report prepared to comply with the consultee response and recommendations from Condition 1 received from the Arun District Tree officer (ref BE/86/24/PL, dated 29th October 2024). The report details all trees that are relevant to the siting of the proposed development and their position along with suggested mitigation.

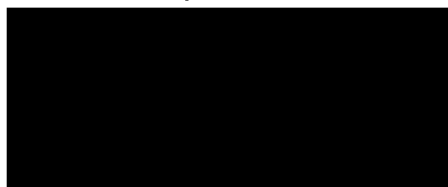
Summary

The proposals seek to make appropriate and sustainable use of this underutilised piece of land to deliver 7 residential units, which will make a valuable contribution to the supply of housing in the borough.

We trust that you have all the information necessary in order to consider this application.

Should you have any further questions or require any additional information please do not hesitate to contact me.

Yours sincerely,



Jonathan Manhire MRICS
Manhire LLP

