



From: Rachel Alderson <Rachel.Alderson@arun.gov.uk>
Sent: 28 September 2020 14:38
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>; Sue Howell <Sue.Howell@arun.gov.uk>
Subject: RE: Planning Consultation on: BR/122/20/OUT

Hi Simon

Further to the response below please see the site allocations for open space, play and playing pitches:

Regulation 122 tests

The development is zero rated for CIL because it is a flatted development within Zone 4. There is insufficient space within the development to provide on-site provision for open space and play facilities, therefore off-site S106 contributions are sought to mitigate for the additional demand created. Playing pitch contributions are also sought to enhance local facilities for the increase in population.

Contributions are necessary in planning terms due to the additional demand generated by the population increase. Residents of the development are likely to use local public open space and its facilities and participate in a range of sports which cannot be accommodated within the development. The sites identified for contributions are close to the development site and most likely to experience increased demand. They are therefore directly related to the development. The scale of the development has been taken into account and the type of contributions required through the use of the Council's SPD calculator and Sport England Playing Pitch calculator.

Open space and play provision – S106 contributions

The S106 off-site contributions identified for open space and play area provision should be allocated towards planting refurbishment (£39,424) and play equipment (£34,606) at Hotham Park in Bognor Regis.

Playing pitch provision – S106 contributions

The Sport England Playing Pitch Calculator together with the District Council's Playing Pitch Strategy has identified the following off-site contributions:

£2,168 plus £9,100 (20 years maintenance cost) for improvement to the grass playing surface of the football pitches at Avisford Park Recreation Ground, Bognor Regis and also £5,915 for improvements to ancillary facilities at the same site.

£666 plus £2,840 (20 years maintenance cost) for improvements to the grass playing surface of the rugby pitches at Bognor Regis Rugby Club and also £1,640 for improvements to ancillary facilities at the same site.

£1,603 plus £6,480 (20 years maintenance cost) for improvements to the grass playing surface of the cricket pitches at Felpham Recreation Ground, Bognor Regis and also £1,875 for improvements to ancillary facilities at the same site.

£1,660 plus £1,160 (20 years maintenance cost) towards surfacing 3G pitches at the West Bersted strategic development and £576 for ancillary facilities at the same site.

Regards,

Rachel Alderson
Principal Landscape and Project Officer
Greenspace & Emergency Planning

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From: Sue Howell <Sue.Howell@arun.gov.uk>

Sent: 24 September 2020 15:27

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Cc: Simon Davis <Simon.Davis@arun.gov.uk>; Rachel Alderson <Rachel.Alderson@arun.gov.uk>

Subject: RE: Planning Consultation on: BR/122/20/OUT

Response to Planning Application

From: Arun District Council Greenspace

Date: 24 September 2020

Application ref: BR/122/20/OUT

Description: Outline application with some matters reserved for demolition of Garth House and West View to be replaced with 20 No. self contained apartments consisting of 10 No. 1 bed and 10 No. 2 bed apartments.

Location: 25 Sudley Road Bognor Regis PO21 1EW

Determining Authority: Arun DC

Summary recommendation: Would advise that the proposals would appear dominating in this location however recommend **no landscape objection** to the proposals.

Comments

Relevant landscape designations:

The site is presently the setting of an existing premise, the proposal is to extend within the plot over the existing and increased footprint.

There are no physical, visual, historical or cultural links, protected landscapes, scheduled ancient monuments, conservation area or Historic Parks or Gardens associated with this site. The site is located within a presently existing residential/flatted and commercial area. The existing structure could benefit aesthetically from improvement.

Response

The proposed site is an already developed footprint that sits within an already established retail, commercial and residential area with no established or protected green infrastructure within the footprint. There would be no green effect on the street scene of these proposals. The proposals do not allow for any further greening to this plot, if anything a reduction. These proposal do not propose any onsite open space, greenspace or biodiversity net gain addition.

The proposals would form a significantly dominating structure in this location, should scope allow within the non build footprint then greening with landscaping of this should be provided.

Assumed a Non CIL liable development.

As there would be no requirement or trigger for the provision of Public Open Space or Play on site with this development, however Arun District Councils Design Guide would suggest that flatted developments still have access to outdoor space provision. section 106 monies should be sought for recreation and leisure facilities as detailed in our SPD Open Space, Playing Pitches, Indoor and Built Facilities January 2020

This 20no unit flat development should generate $20 \times £1971.20 = £39,424.00$ for offsite POS as a 106 contribution (location to be advised)

This 20 flat development should generate $20 \times £1730.30 = £34,606.00$ for offsite Play as a 106 contribution (location to be advised)

Impact

The potential impact of the proposals would blend into the surrounding environment without the need for onsite green infrastructure.

Mitigation/requirements

No further onsite landscape mitigation, offsite 106 contributions for recreation and leisure facilities.

Recommendation/Conclusion

Would advise that the proposals would appear dominating in this location however recommend **no landscape objection** to the proposals.

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning

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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 02 September 2020 18:49

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: BR/122/20/OUT

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline Consent

Application No: BR/122/20/OUT

Registered: 26th August 2020

Site Address: Garth House High Street Bognor Regis PO21 1HQ

Grid Reference: 493959 99250

Description of Works: Outline application with some matters reserved for demolition of Garth House and West View to be replaced with 20No. self contained apartments consisting of 10 No. 1 bed and 10 No. 2 bed apartments.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 24th September 2020 . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website

<https://www.arun.gov.uk/development-plan> as can the the leaflet how to respond to planning applications

<https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://www.planningportal.co.uk/info/200207/appeals> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (COB) 2020