

27th November 2025

Bognor Regis Town Council
Mrs J Davis
Town Hall
Clarence Road
Bognor Regis, West Sussex
PO21 1LD

Case Officer: Hebe Smith
Telephone: 01903 737626
Email: hebe.smith@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: BR/176/25/PL
Site Address: The Pier The Esplanade Bognor Regis PO21 1SY
Description of works: Change of use of existing redundant storage building located at the South end of the pier to become a cafe/sauna. This application affects the character and appearance of The Steyne, Bognor Regis Conservation Area, affects the setting of a listed building and is in CIL Zone 3 (Zero Rated) as other development.

Thank you for your internet representation made on 26th November 2025 which has been recorded as no objection with the comments as follows:

OWQC80025

NO OBJECTION The Town Council support the application, given its close alignment to Policy 8c of our Neighbourhood Development Plan which supports: -

- d) a range of sea and beachside facilities and uses such as restaurants, cafes
- e) a clear distinction between the pier s Victorian heritage and any 21st century additions.

We would comment that developers: - ensure the wood used is of good quality to ensure it lasts; consider anti-climbing mechanisms to avoid the jumping off of the building into the sea as has been seen previously; provide further clarity on the type of windows, and lighting to be used.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www1.arun.gov.uk/planning-application-finder>