

Cllr Matt Stanley  
2 Thistle Copse  
Felpham  
Bognor Regis  
PO22 8GF

**Your Ref:** OWPC19712  
**Our Ref:** BR/191/18/PL 23-07-2018  
**Please ask for:**  
Mr S Davis

22nd August 2018

Dear Sir/Madam

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

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Demolition of 2 & 3 storey building with mixed use (commercial & dwellings). This application affects the character and appearance of The Steyne, Bognor Regis Conservation Area  
2 - 4 Waterloo Square Bognor Regis

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Thank you for your internet representation made on 20th August 2018 which has been recorded as '**an objection**' with the comments as follows:

*I wish to register my objection for the proposed demolition of 2-4 Waterloo Square. I am very aware of the challenges in the area and I am supportive and keen to see regeneration happen. Due to the fact the building is in a conversation area I believe it is essential any regeneration is sympathetic to the history of the area and every opportunity to preserve heritage is fully explored. I have read the application and reports and I have a number of concerns that I need to raise.*

*Firstly I was alarmed to read that when we are reviewing a proposal to demolish a building in a conversation area all that has been done is "a brief investigation in to the age of the building." In my opinion the work done on heritage for this application is for the sole purpose of supporting the demolition. I would like to see some robust, objective consultation on the subject of heritage. There has been no discussions with local historians or history groups, and no real effort to ascertain the background of the building.*

*They state "The primary structure in this aggressive atmosphere has suffered extensive damage, to the point of which that vast quantities of resources would be required to bring the buildings back into an acceptable level of structural stability." If this is being used to suggest that saving this building would be uneconomical, surely you would expect some financial information to evidence this? For example comparative costings for Demolition, Renovation and various options in between.*

*I would strongly object to the suggestion that based on photographic evidence and a visual inspection "the site at 2-4 Waterloo Square is not in a stable and sound condition and poses a risk to life in this tourist and public domain." All the photographic evidence demonstrates there is a large amount of work is required to bring the building back to the standard that it should be at, if both the freeholder and leaseholders had acted correctly. Demolition should not be used as an easy answer to absolve responsibility, a more in depth survey is urgently required to assess the state of the building.*

*It mentions "The structure in a number of areas is beyond economic repair and would entail substantial reconstruction to enable the building to be put back into a serviceable use. This by pure reality would result in significant loss of any historic material, being replace with modern 21st Century construction." This is regrettable however again I must highlight that with the building being located inside a conversation area even if only the facade of this building can be saved, this is something that needs indepth exploration.*

*The report refers to the fact "Arun District council are the freeholders for 2-4 Waterloo Square and ultimately have an overriding commitment to the preservation of the buildings and their maintenance. It is clearly evident that this Policy or it's predecessor has not been complied with for many years." Here I urge caution, it could quite easily be seen to be setting a precedent. If a freeholder genuinely was felt responsibility for maintenance was clearly defined to be with the leaseholder, they cannot be seen to allow leaseholders to run historic buildings into ruin and then give permission to demolish them.*

*Finally it is very important that we are clear on what this planning application is proposing. The report states "this application for regeneration / development is inline with Policy HER SP1 and that the benefits and enhancements of any new development will provide substantial public benefits and enhance the local environment." If this was a proposal for regeneration or redevelopment this maybe, however it is not. It is not an application to regenerate or redevelop the site, it is simply for demolition.*

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website [www.arun.gov.uk/planning-privacy-statements](http://www.arun.gov.uk/planning-privacy-statements).

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther  
Group Head of Planning