



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

18th November 2020

Bognor Regis Regeneration Board
c/o 24 Bonnar Road, Selsey
Chichester
West Sussex
PO20 9AT

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@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/244/20/PL
Site Address: The Beach Hotel, former Mud Club Waterloo Square Bognor Regis PO21 1SU
Description of works: Redevelopment into 11 No. 2 bed apartments & 2 No. commercial units (A1 Retail or A3 Restaurant/Cafe) (resubmission following BR/282/19/PL). This application affects the character & appearance of The Steyne, Bognor Regis Conservation Area & may affect the setting of listed buildings. This site is in CIL Zone 4 (Zero Rated) as flats & other development.

Thank you for your internet representation made on 17th November 2020 which has been recorded as no objection with the comments as follows:

OWPC31447

In preparing its response to this application the Board has taken into consideration both the strategic vision and policies for the locality of Bognor Regis town centre outlined in the Arun Local Plan 2011-2031, the Bognor Regis Masterplan, the Bognor Regis Masterplan Planning Policy and the Bognor Regis Neighbourhood Development Plan. The application is for development of a prominent corner site within a sensitive and strategic location, being situated within a Conservation Area and in an area bearing designation as the 'Old Town' quarter which seeks to establish a recognised caf /restaurant and cultural zone that complements the town centre. The development principles for the 'Old Town' set out in the Bognor Regis Masterplan indicate that development should seek to both 'retain & enhance' and to 'reinforce' the character and identity of the area while encouraging the establishment of caf style usage. On examination of the proposed plans, including the Design & Access Statement, the Board notes that the applicant has made efforts to ensure that the design is sympathetic to the surrounding building and reflects the character and heritage of the area. We would comment however that design sensitivity should not miss the opportunity to include modern and even bold elements where this can complement and perhaps highlight the character of an area. The improved treatment of the sensitive corner location through articulation references the traditional street scene. The two commercial units are indicated as A1/A3 usage which supports the strategic vision for the area as outlined in the Bognor Regis Masterplan and the Bognor Regis Neighbourhood Development Plan. Overall, we note that the application is likely to deliver the following benefits:

- Development of a currently vacant site in a highly visible and sensitive town centre location.
- New residential units in a sustainable location with good pedestrian access to retail areas, transport links and the seafront.
- The proposed residential units will assist in meeting local housing targets.
- New commercial units offering opportunities for job creation and economic activity.
- The provision of sustainable energy systems such as photo voltaic arrays and electric car charging points.

The Board would like to offer the following comments:

- The proposed application utilises only the original footprint of the now demolished Beach Hotel; the Board would encourage the applicant to come forward with a masterplan to illustrate the forward vision for Nos. 2 & 4 Waterloo Square and allow the current application to be assessed against the context of the whole site.
- The height of the proposed building, being at least 1.5 storeys higher than adjacent roof lines along The Esplanade and substantially higher still than those of Waterloo Square, is out of keeping with the local street scene and therefore does not respect the character and identity of the area nor does it integrate with the scale and proportion of surrounding buildings. Should the application be approved it would set a new precedent for building heights in the Old Town area which would not accord with the constraints of the Conservation Area or the principles outlined in the Bognor Regis Masterplan.
- The reduced housing numbers is a significant loss of housing density and will not provide any affordable housing in this sensitive and strategic location to support inclusivity and social sustainability. The Board recognise, however, that the proposal to provide a smaller number of luxury apartments within this heritage area is both bold and ambitious.

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. 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. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

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/planning-decision-process](https://www.arun.gov.uk/planning-decision-process).

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control 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 www.arun.gov.uk/planning-privacy-statements

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.