

From: Amanda Scholes on behalf of Planning.Responses
Sent: 18 November 2020 09:16
To: Planning Scanning
Subject: FW: BR/244/20/PL The Beach Hotel former Mud Club, Waterloo Square, BR
Attachments: 16Nov20 BR-244-20-PL Beach Hotel BRRB Comments.pdf

Amanda Scholes | Receptionist, Department, Arun District Council | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37736 | External: +44 (0) 1903 737500 ext 37736 | E-mail: amanda.scholes@arun.gov.uk



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Save the environment - think before you print.

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 17 November 2020 12:05
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: BR/244/20/PL The Beach Hotel former Mud Club, Waterloo Square, BR

Representation (its neither objection nor support)

From: Rebecca White [REDACTED]
Sent: 17 November 2020 11:43
To: Simon Davis <Simon.Davis@arun.gov.uk>; Planning <Planning@arun.gov.uk>
Subject: BR/244/20/PL The Beach Hotel former Mud Club, Waterloo Square, BR

Dear Simon,

Further to my voicemail message of this morning, please find attached the Bognor Regis Regeneration Board's comments on the above application. I would be grateful, as per the message, if you are able to respond confirming receipt of this submission as I was unable to upload to the portal.

With thanks in advance for your kind assistance,

Becky

Rebecca White
Advisor to BRRB



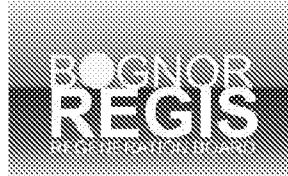


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Established in 2007, the Board is an independent, non-profit organisation.

www.bognorregisregenerationboard.com

Chairman: Raof Daud

Vice Chairman: District Cllr Francis Oppler

Development Control Committee
Arun District Council
Town Hall
Clarence Road
Bognor Regis
West Sussex
PO21 1LD

By Email: planning@arun.gov.uk; simon.davis@arun.gov.uk

16th November 2020

Dear Sirs,

Re: BR/244/20/PL

The Beach Hotel, former Mud Club Waterloo Square Bognor Regis PO21 1SU

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.

The Bognor Regis Regeneration Board is a unique private and public partnership established in 2007. It brings together leading representatives from the key public, private and community stakeholders in Bognor Regis. In 2019, the Board re-examined its objectives to focus on improvement and regeneration of the Bognor Regis town centre, widen the Board's membership and ensure its long term financial sustainability. The Board is independent and not a part of, or a subsidiary body of, any organisation or agency.

In preparing it's 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 café/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 café 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:

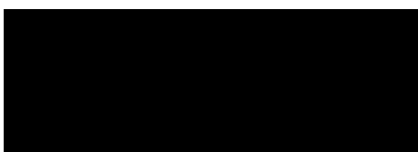
- Development of a currently vacant site in a highly visible and sensitive town centre location.
- New residential units in a sustainable location with good pedestrian access to retail areas, transport links and the seafront.
- The proposed residential units will assist in meeting local housing targets.
- 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 [11 units against 23 proposed within approximately the same footprint in earlier applications] 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.

Thank you for taking the time to consider the Board's representations.

Yours sincerely,



Rebecca White
Advisor
Bognor Regis Regeneration Board