

From: Amanda Scholes on behalf of Planning.Responses
Sent: 27 November 2020 10:04
To: Planning Scanning
Subject: FW: Planning Consultation on: BR/244/20/PL

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

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Save the environment - think before you print.

From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 26 November 2020 16:11
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/244/20/PL

Response to Planning Application

From: Arun District Council Greenspace
Date: 26 November 2020

Application ref: BR/244/20/PL

Description: 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.

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

Determining Authority: Arun DC

Summary recommendation: Recommend **no landscape objection** to the proposals.

Comments

Relevant landscape designations:

The site is in the proposed footprint of a former (demolished) building, the proposal is to re-build and extend upwards within the existing footprint.

There site sits within a known conservation area with visual, historical or cultural links. This application affects the character & appearance of The Steyne, Bognor Regis Conservation Area & may affect the setting of a listed building.

Response

The proposed site was an already developed footprint that sits in a very important and prominent commercial and residential area within a seafront location. It has no established or protected green infrastructure within the footprint. There would be significant effect (potentially improving) on the street scene from the design of these proposals.

This is a Non CIL liable development.

There would be no requirement or trigger for the provision of Public Open Space or Play on site with this development, but 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 development should generate $11 \times £1971.20 = £21,683.20$ for offsite POS as a 106 contribution from the total 11 dwellings.

This development should generate $11 \times £1730.30 = £19,033.30$ for offsite Play as a 106 contribution from the total 11 dwellings.

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

I would 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: 20 October 2020 10:04

To: Tree Landscape <Tree.Landscape@arun.gov.uk>

Subject: Planning Consultation on: BR/244/20/PL

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

Application No: BR/244/20/PL
Registered: 20th October 2020
Site Address: The Beach Hotel, former Mud Club Waterloo Square Bognor Regis PO21 1SU
Grid Reference: 493500 98875
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.

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 19th November 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 (ODS) 2020