



From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 03 December 2020 10:27

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: BR/244/20/PL - The Beach Hotel, former Mud Club Waterloo Square (11 new flats and 2 commercial units)

Second Landscape Officer Comments

From: Rachel Alderson <Rachel.Alderson@arun.gov.uk>

Sent: 02 December 2020 20:51

To: Simon Davis <Simon.Davis@arun.gov.uk>; Sadie Tooley <Sadie.Tooley@arun.gov.uk>; Sue Howell <Sue.Howell@arun.gov.uk>

Subject: RE: BR/244/20/PL - The Beach Hotel, former Mud Club Waterloo Square (11 new flats and 2 commercial units)

Hi Simon

Please see the S106 allocations below:

BR/244/20/PL – The Beach Hotel, former Mud Club & 2-4 Waterloo Square, Bognor Regis PO21 1SU

Regulation 122 tests

The development is zero rated for CIL because it is a flatted development within Zone 4. There is insufficient space within the development to provide on-site provision for open space and play facilities, therefore off-site S106 contributions are sought to mitigate for the additional demand created. Playing pitch contributions are also sought to enhance local facilities for the increase in population.

Contributions are necessary in planning terms due to the additional demand generated by the population increase. Residents of the development are likely to use local public open space and its facilities and participate in a range of sports which cannot be accommodated within the development. The sites identified for contributions are close to the development site and most likely to experience increased demand. They are therefore directly related to the development. The scale of the development has been taken into account and the type of contributions required through the use of the Council's SPD calculator and Sport England Playing Pitch calculator.

Open space and play provision – S106 contributions

The S106 off-site contributions identified for open space and play area provision should be allocated towards open space improvements (£21,683) at Marine Park Gardens, Aldwick and play equipment (£19,033) at West Park, Aldwick.

Playing pitch provision – S106 contributions

The Sport England Playing Pitch Calculator together with the District Council's Playing Pitch Strategy has identified the following off-site contributions:

£1,183 plus £4,980 (20 years total maintenance cost) for improvement to the grass playing surface of the football pitches at Avisford Park Recreation Ground, Bognor Regis and also £3,226 for improvements to ancillary facilities at the same site.

£363 plus £1,560 (20 years total maintenance cost) for improvements to the grass playing surface of the rugby pitches at Bognor Regis Rugby Club and also £895 for improvements to ancillary facilities at the same site.

£874 plus £3,540 (20 years total maintenance cost) for improvements to the grass playing surface of the cricket pitches at Queensfield, West Meads, Bognor Regis and also £1,023 for improvements to ancillary facilities at the same site.

£905 plus £640 (20 years total maintenance cost) towards surfacing 3G pitches at the West Bersted strategic development and £314 for ancillary facilities at the same site.

Regards
Rachel

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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 25 November 2020 17:16

To: Sadie Tooley <Sadie.Tooley@arun.gov.uk>; Sue Howell <Sue.Howell@arun.gov.uk>; Rachel Alderson <Rachel.Alderson@arun.gov.uk>

Subject: BR/244/20/PL - The Beach Hotel, former Mud Club Waterloo Square (11 new flats and 2 commercial units)

Hi Sadie, Sue & Rachel,

Can I get your consultation responses on this application please. It's a resubmission of BR/282/19/PL which you previously had contribution requests for but was ultimately refused for other issues. This scheme is more likely to get a positive recommendation. Also, it's not eligible for CIL so we can still use s.106. Date for consultation response was 19/11/20.

I have been through the calculators and get the following off-site contributions:

POS - £21,683
Play – £19,033
Health & Fitness - £1,600
Sports Halls - £4,109
Swimming Pools – £4,420
Playing Pitch Contributions - £5,144 (natural) + £355 (artificial)

Could I get your responses (stating where monies will be spent and providing CIL Reg. 122 test justification) by the 3rd December please so I can get on with the legal instruction.

Thanks

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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