

From: Amanda Scholes on behalf of Planning.Responses
Sent: 19 January 2022 09:20
To: Planning Scanning
Subject: FW: Planning Consultation on: BR/267/21/PL

AMANDA SCHOLES
PLANNING RECEPTIONIST



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From: Sue Howell [REDACTED]
Sent: 17 January 2022 17:02
To: Planning.Responses [REDACTED]
Cc: Simon Davis [REDACTED]; Amy Myer [REDACTED] <>
Subject: Planning Consultation on: BR/267/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 17 January 2022

Application ref: BR/267/21/PL

Description: Development of a new build four storey block of flats for 24 units (13 No 1 bed and 11 No 2 bed). This application is in CIL Zone 4 (Zero Rated) as flats.

Location: Former Westside Supplies Unit West of 17 to 18 Durban Road Bognor Regis PO22 9QT

Determining Authority: Arun DC

Summary recommendation: I would recommend **no landscape objection** to the proposals subject to the submission and approval of landscape proposals and agreement of the appropriate offsite leisure facilities contributions.

Comments

Relevant landscape designations:

The development site lies within the north of Bognor Regis which is located within the South Coast Plain Natural Character Area. The site is presently derelict land which is largely hardstanding with some scrub and grassland with three mature Willow trees to the north of the site.

There are no physical, visual, historical or cultural links, protected landscapes, scheduled ancient monuments, or Historic Parks or Gardens associated with this site.

There is one statutory designated site within the vicinity of the development site. The Brooks Local Nature Reserve (LNR) approx. 400m to the northeast of the site.

Response

The proposed development proposals would have significant impact on the street scene in this location due to the fact that the site is presently an unoccupied vacant plot. There would appear to be no established or protected green infrastructure within the footprint, with the exception of the three large Willow trees to the north which hold significant biodiversity habitat potential. Any considered tree works should be in consultation with the LPA tree Officer and tree protection provided measures provided as appropriate.

There would be effect (potentially improving) on the street scene from the design of these proposals and some green infrastructure improvements from the proposed private and communal external dwelling space formation.

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 24 flat development should generate $24 \times £1971.20 = £47,308.80$ for offsite POS as a 106 contribution from the total 24 dwellings.

This 24 flat development should generate $24 \times £1730.30 = £41,527.20$ for offsite Play as a 106 contribution from the total 24 dwellings.

The development is zero rated for CIL because it is a flattened 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 would need to be 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 would need to take into account and the type of contributions required through the use of the Council's SPD calculator and Sport England Playing Pitch calculator.

Impact

The potential impact of the proposals would be significant in the location, but could provide improvement to the visual of this plot and the surrounding environment with the introduction of onsite green infrastructure.

Mitigation/requirements

Further detail re the landscaping proposed would need to be submitted for approval and provision of outdoor space to be in compliance with the Arun Design Guide Jan 2021. Offsite 106 contributions to be sought for recreation and leisure facilities.

Recommendation/Conclusion

I would recommend **no landscape objection** to the proposals subject to the submission and approval of landscape proposals and agreement of the appropriate offsite leisure facilities contributions.

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning



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From: Planning.Responses >
Sent: 03 December 2021 08:04
To: Tree Landscape <>
Subject: Planning Consultation on: BR/267/21/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/267/21/PL
Registered: 26th November 2021
Site Address: Former Westside Supplies Unit West of 17 to 18 Durban Road Bognor Regis PO22 9QT
Grid Reference: 493489 100907
Description of Works: Development of a new build four storey block of flats for 24 units (13 No 1 bed and 11 No 2 bed). This application is in CIL Zone 4 (Zero Rated) as flats.

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 9th January 2022 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

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 information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

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://acp.planninginspectorate.gov.uk/> 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

Amy Myer

Planning Officer- Arun District Council

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PLCONSULT (OD8) 2020