

From: Amanda Scholes on behalf of Planning.Responses
Sent: 30 January 2020 11:48
To: Planning Scanning
Subject: FW: ** Town Council Representation in relation to BR/282/19/PL - 2-4 Waterloo Square **
Attachments: BR_282_19_PL - 2-4 Waterloo Square_BRTC Objection.pdf
Importance: High

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Save the environment - think before you print.

From: Simon Davis [REDACTED]
Sent: 30 January 2020 11:30
To: Planning.Responses [REDACTED]
Subject: FW: ** Town Council Representation in relation to BR/282/19/PL - 2-4 Waterloo Square **
Importance: High

Town Council response

From: Joanne Davis [REDACTED]
Sent: 30 January 2020 11:29
To: Simon Davis [REDACTED]
Cc: Karl Roberts [REDACTED] Neil Crowther [REDACTED]
Subject: ** Town Council Representation in relation to BR/282/19/PL - 2-4 Waterloo Square **
Importance: High

Dear Mr Davis,

At the Town Council's Planning and Licensing Committee Meeting, held on 28 January 2020, Members considered planning application BR/282/19/PL. The Town Council wish to **OBJECT** to the application.

The grounds on which this decision was taken can be read in full on the attached document. Please note, it was not possible to submit this full representation using the links on the electronic weekly list as it exceeds the maximum number of characters permitted.

Yours sincerely,

Jo

[REDACTED]
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BOGNOR REGIS TOWN COUNCIL has considered planning application BR/282/19/PL and wishes to **OBJECT** on the following grounds:

2-4 Waterloo Square, and the Beach Restaurant, were both listed as a 'Building and Structure of Character' in ADC's SPD, prior to demolition and this should be a material consideration. Policy **HER DM2** set out in the **adopted ALP (2011-31)** states *"applications will only be granted for development which results in the loss of existing...Buildings or Structures of Character when it can be demonstrated that the building or structure cannot be put to a beneficial use or re-use. Replacement structures will need to be of a high-quality design"*

The existing site occupies a prominent position in relation to Waterloo Square and the Esplanade and demands a building of outstanding design. The proposed design is well below the quality of design that is required for this important location and is considered to be in contravention to **ALP Policy D DM1**.

All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details (**ALP Strategic Policy D SP1**). It is not considered that these proposals are of sympathetic form with no reflection, for example, of traditional features that are characteristic of the Conservation Area such as natural slate or plain clay tiles, softwood timber sash or casement windows and doors, and iron railings around balconies with pitched canopy roofs (**ALP Policy HER DM3 c**).

As a consequence, this application does not meet the tests set out in the NPPF regarding delivering sustainable development for the following reasons: -

NPPF Theme 12: Achieving well-designed places

Para 127:

"Planning policies and decisions should ensure that developments:

...

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

...

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;"

NPPF Theme 16: Conserving and enhancing the historic environment

Para 185:

"Plans should set out a positive strategy for conservation and enjoyment of the historic environment... This strategy should take into account:

...

c) the desirability of new development making a positive contribution to local character and distinctiveness;

and d) opportunities to draw on the contribution made by the historic environment to the character of a place."

Within the Waterloo Square Conservation Area No.s 7,9,11-15, and 17 Waterloo Square are Listed Buildings, in addition to Bognor Regis Pier which is also Listed. It is considered that this proposal will affect these Listed Buildings and fails to meet the requirements of **ALP Policy HER DM1**, whereby proposals are required to: -

- " a. Preserve or enhance the historic character*
- b. Be necessary and not detrimental to the architectural and historical integrity*
- c. Protect the special interest of buildings*
- d. Protect, and where possible enhance the setting of the building."*

Nor are these proposals deemed to comply with the **Bognor Regis 2015 - 2030 Neighbourhood Development Plan Policy Theme A: Objective 1** - *"To restore and enhance our designated and non-designated heritage assets and their settings to the highest standard, identifying as the first English purpose built seaside resort."*

Current **ADC SDP re Conservation Areas** states:

"S1.2. *Conservation areas are statutorily defined as "areas of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance" (Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990)*

S1.3. *Special features of these areas include not only individual buildings but various factors such as: historic street patterns and building layouts; the mix of uses; scale and detailing of buildings; materials; street furniture; vistas; and even the spaces between buildings.*

S1.4. *The principle of conservation is to protect and preserve those buildings, features, spaces, activities and uses which form the particular character and appearance of an area, whilst allowing for appropriate change and new development which preserves or enhances that special character.*

S1.5. *The Council's aims in respect of Conservation Areas include the following:*

-
- *Protection of Conservation Areas from inappropriate and damaging development;*
- *Where new development is appropriate, to encourage design of the highest standard and which respects the character of the Conservation Area*

S2.3. *The special character and appearance of Conservation Areas will be a material factor in planning decisions and the objective of preservation can be achieved either by development which makes a positive contribution to the area's character or appearance, or by development which leaves that character and appearance unharmed. This implies that new development must be of a high standard, reflecting the form and materials and character of existing development in the locality."*

It is not felt that the proposal meets the principles and aims as set out above. The development in its present format is likely to cause harm to the Conservation Area and other nearby heritage assets, principally due to the height/massing of the proposed building, and therefore disagrees with **ALP Policy HER DM3 (f)**.

Conservation Areas and Listed Buildings will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance in accordance with **ALP Policy HER SP1**.

Continuing on the theme of character and setting it is felt that the proposal would have an adverse impact on the character of the street scene, in conflict with the Bognor Regis 2015 - 2030 Neighbourhood Development Plan. It is regarded to be out of character with nearby Listed Buildings and lacks any comprehension of the particular character of the area.

The NDP, which protects the whole of Bognor Regis from inappropriate development, must be conformed with. The proposal goes against the ethos of the NDP, with the exception of the retail units, particularly in relation to:-

NDP Policy 2: Promoting the seaside identity - *"Development Proposals within the 'Wider Town Centre Area' and concerned with extensions and alterations to the exterior of Designated and Non-designated Heritage Assets and their settings must adhere to 'Secure, restore and boost our seaside identity first' principle by echoing and responding eloquently and innovatively to the local built environment character and setting."*

NDP Policy Theme A: Objective 4 - *"To enhance and promote the character of our seafront, esplanade and foreshore by taking a proactive approach to locating an appropriate range of amenities and structures in proximity to key access routes and by doing so maintaining long stretches of uninterrupted sea views."*

In considering the application, questions were asked regarding the rationale for building 49 No. apartments. This is regarded to be unacceptable overdevelopment of the site, particularly in relation to scale and massing (**ALP Policy D DM1**). The scale of the development should be kept within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement (**ALP Policy D DM1**). The opinion is that the proposal fails to demonstrate this. Furthermore, **ALP HER DM3 (a)** sets out that new buildings and structures acknowledge the character of their special environment in their layout, form, scale and it is not believed that the proposal meets this requirement.

There is disappointment at the lack of affordable housing in the proposal. The Design and Access Statement: Affordable Housing Statement (s.6.13) alleges that *"...it was agreed that as this site was in such a prominent location, affordable housing would be better located on another site owned by Mr Brookes (sic) and family."* However, according to consultation documents on ADC's Planning Portal, the ADC Housing Manager is currently objecting to the application as no alternative site for affordable housing has been brought forward by the applicant. The Town Council would be seeking reassurance of 30% allocated housing being provided within the proposal.

The proposal for 22 No. spaces on a basement level car park is significantly less than the calculations of the WSCC Car Parking Demand Calculator, which envisions a total demand for 45 spaces. The Local Highways Authority have themselves, in consultation, stated that access into the basement level car park is not wide enough, with a waiting space that not only results in a car overhanging the footway, but has been provided on the wrong side. The 2 No. disabled parking bays also fail to meet the requirement of having an additional width of 1.2m on each side.

The proposal gives rise to residential amenity issues, in relation to the relationship of the new building to existing residential development to the north and east. There should be minimal impact to users and occupiers of nearby property and land. The height and scale of the building proposed will likely have a significant impact on existing residential developments and, therefore, fails to meet the criteria of **ALP Policy D DM1**. It would appear that no shadow path analysis has been carried out.

In closing, Bognor Regis Town Council accept the principle of building on the site and acknowledge that any development will likely include flats/apartments. However, the application as currently prepared cannot be supported as it conflicts with the relevant policies within the adopted ALP (2011-31), Bognor Regis 2015 - 2030 Neighbourhood Plan and the NPPF.