

From: Simon Davis

Sent: 21 May 2020 18:02

To: Simon Robinson [REDACTED]

Subject: BR/282/19 - The Beach Hotel, former Mud Club & 2-4 Waterloo Square Bognor Regis

Dear Simon,

Thanks for your message. We are going to have an internal virtual meeting in w/c 01/06/20 to agree how to determine the application.

I have identified the following issues with the application proposals and I provide these to you for information. This list does not set out refusal reasons as we need to weigh up any conflicts with the benefits of the proposals/any other material considerations.

- (1) Design – Design Adviser objections.
- (2) Heritage – Conservation Officer argues less than substantial harm so need to weigh harm against benefits.
- (3) Affordable housing – policy requirement is 10.5 dwellings so 10 homes plus a payment of £40,000 in lieu of the additional 0.5 of a dwelling. Application states this should be reduced due to VBC and they are prepared to offer a commuted sum of £300,000 which is equivalent of 3.75 homes (this is £540,000 short if we were to accept a 100% commuted sum).
- (4) Site is CIL exempt but can still do S.106 for off-site infrastructure. This has not yet been prepared due to conflict over affordable housing. Pagham commuted sum of £30,485 will be required. Also, County infrastructure sums (confirmed 20/05 – consultation on the website). Also, potential play/POS/leisure contributions – Leisure/Landscape have until end of May to respond.
- (5) WSCC Highways argue insufficient info at the present time as they need an updated RSA, swept path tracking diagrams re parking spaces & loading area and also details of trip generation. Request was sent to agent 27/04.
- (6) Residential Parking – only 5 spaces shown therefore short by 30 spaces as per our standards. WSCC have no objection on highway safety grounds but ADC can consider amenity impacts of this under provision. SPD does however say flexibility for flats and TC locations.
- (7) Commercial parking – none provided. WSCC say is fine as not uncommon in seafront location.
- (8) Overlooking between FF east elevation windows of smaller rear block and rear FF windows of flats in 24 Lennox Street
- (9) Overlooking between 1st and 2nd floor windows on rear section of larger front block and the existing 1st & 2nd floor windows of flats above rear 3 storey part of 5 Norfolk Street (Cavendish House).

(10)Overshadowing of windows of flats on Norfolk Street.

(11)Some conflict with Arun Design Guide in that not all flats have access to external space.

Our Group Head of Planning has made it clear that this application needs to be progressed to a decision and that we can't look to negotiate further. Therefore, we will not accept any further changes unless you wish to withdraw the application. We may then be able to have a meeting to agree a way forward before any resubmission.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

Arun is a CIL Charging Authority, for more information go to www.arun.gov.uk/cil

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.