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Save the environment - think before you print.

From: Sue Howell <Sue.Howell@arun.gov.uk>

Sent: 28 May 2020 16:31

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

Cc: Simon Davis <Simon.Davis@arun.gov.uk>; Rachel Alderson <Rachel.Alderson@arun.gov.uk>

Subject: FW: Planning Consultation on: BR/282/19/PL Amended application

Simon

Please see below amended POS and Play section 106 offsite contributions on **amended application BR/282/19/PL for 35no units** revised from 49no units

Regards

Sue Howell

Leisure and Landscape Officer,
Greenspace + Emergency Planning

T: 01903 737943

E: sue.howell@arun.gov.uk



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Response to Planning Application

From: Arun District Council Greenspace

Date: 28 May 2020

Application ref: BR/282/19/PL Revised unit numbers

Description: Redevelopment into 35 No. 1 & 2 bed apartments and 3 No. commercial units (A1 Retail or A3 Restaurant/Cafe). This application affects the character & appearance of The Steyne, Bognor Regis Conservation Area & may affect the setting of a listed building.

Location: The Beach Hotel, former Mud Club & 2-4 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.

The 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 49 flat development should generate $35 \times £1971.20 = £68,992.00$ for offsite POS as a 106 contribution from the total 35 dwellings.

This 49 flat development should generate $35 \times £1730.30 = £60,560.50$ for offsite Play as a 106 contribution from the total 35 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@arun.gov.uk <planning.responses@arun.gov.uk>

Sent:

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

Subject: Planning Consultation on: BR/282/19/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/282/19/PL

Registered: April 2020

Site Address: The Beach Hotel, former Mud Club & 2-4 Waterloo Square Bognor
Regis PO21 1SU

Grid Reference: 493484 98890

Description of Works: Redevelopment into 35 No. 1 & 2 bed apartments and 3 No. commercial units (A1 Retail or A3 Restaurant/Cafe). This application affects the character & appearance of The Steyne, Bognor Regis Conservation Area & may affect the setting of a listed building.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by [replying to this email](#) by

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

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.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

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 as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Mr S Davis who can be contacted on telephone number 01903 737874.

Regards
Planning Officer

consultee_email
