

**From:** Amanda Scholes on behalf of Planning.Responses  
**Sent:** 03 June 2020 08:26  
**To:** Planning Scanning  
**Subject:** FW: Planning Consultation on: BR/282/19/PL Amended application

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

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**From:** Rachel Alderson <[Rachel.Alderson@arun.gov.uk](mailto:Rachel.Alderson@arun.gov.uk)>  
**Sent:** 02 June 2020 15:54  
**To:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>  
**Cc:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>  
**Subject:** FW: Planning Consultation on: BR/282/19/PL Amended application

Apologies – correct version with open space figure typo amended.

**Rachel Alderson**  
Principal Landscape and Project Officer  
Greenspace & Emergency Planning

**T:** 01903 737946  
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**From:** Rachel Alderson  
**Sent:** 02 June 2020 15:48  
**To:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>  
**Cc:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>  
**Subject:** FW: Planning Consultation on: BR/282/19/PL Amended application

Simon

Please see my response regarding site allocations for contributions:

### **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 planting refurbishment (£68,992) and play equipment (£60,560.50) to improve the Sunken Gardens and Hothampton site in Bognor Regis.

### **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:

£3,924 plus £16,520 (20 years maintenance cost) for improvement to the grass playing surface of the football pitches at Avisford Park Recreation Ground, Bognor Regis and also £10,875 for improvements to ancillary facilities at the same site.

£1,242 plus £5,320 (20 years maintenance cost) for improvements to the grass playing surface of the rugby pitches at Bognor Regis Rugby Club and also £3,016 for improvements to ancillary facilities at the same site.

£2,990 plus £12,080 (20 years maintenance cost) for improvements to the grass playing surface of the cricket pitches at Queensfield, West Meads, Bognor Regis and also £3,447 for improvements to ancillary facilities at the same site.

£3,081 plus £2,020 (20 years maintenance cost) towards surfacing 3G pitches at the West Bersted strategic development and £1,058 for ancillary facilities at the same site.

Regards

Rachel

#### **Rachel Alderson**

Principal Landscape and Project Officer  
Greenspace & Emergency Planning

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**From:** Sue Howell <[Sue.Howell@arun.gov.uk](mailto:Sue.Howell@arun.gov.uk)>

**Sent:** 28 May 2020 16:31

**To:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>

**Cc:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>; Rachel Alderson <[Rachel.Alderson@arun.gov.uk](mailto: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](mailto: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.

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## 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.

There 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](mailto:planning.responses@arun.gov.uk) <[planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk)>

**Sent:**

**To:** Tree Landscape <[Tree.Landscape@arun.gov.uk](mailto: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.

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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](http://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/](http://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

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