



Arun District Council
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3rd February 2022

Bognor Regis Town Council
Ms G Frost
Town Hall
Clarence Road
Bognor Regis, West Sussex
PO21 1LD

Case Officer: Maria Tomalova
Telephone: 01903 737510
Email: maria.tomalova@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: BR/294/21/PL
Site Address: 2-10 The Hatters Inn Queensway Bognor Regis PO21 1QT
Description of works: 3 storey upward extension and redevelopment of the existing 1st and 2nd floor delivering 43 no flats. This application may affect the setting of listed buildings, affects the character and appearance of The Steyne Conservation Area and is in CIL Zone 4 (Zero Rated) as flats.

Thank you for your internet representation made on 2nd February 2022 which has been recorded as an objection with the comments as follows:

OWQC43983

OBJECTION Whilst the Town Council submitted no objection to planning application BR/266/17/PL, and the subsequent application BR/50/19/PL, these previous proposals were for 24 No. flats. Members consider the proposal to increase the number of flats to 43, as set out in planning application BR/294/21/PL, to be over-development of the site. With no provision for parking included in the proposal, there is concern that the development would result in the generation of excessive parking demands which would harm nearby public amenity; contrary to Policies QE SP1 and T SP1 of the Arun Local Plan.

Furthermore, Members were disappointed to see that, despite the comments of ADC s Housing Strategy and Enabling Manager in response to the consultation for planning application BR/50/19/PL, there is no provision for affordable housing in planning application BR/294/21/PL, contrary to Policy AH SP2 of the Arun Local Plan.

A S106 agreement also seems to be missing from the proposal.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their

permission to do so.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>