

Regent Property Holdings Ltd

56 The Drive, Bognor Regis, West Sussex, PO21 4DT



By email only Wednesday 2nd March 2022.

Dear Maria,

Re: 2-10 Queensway Bognor Regis BR/294/21/PL Consultees.

We hope this email finds you well. We write to address two objections raised within the consultation process so you have the information to address these issues within your officers' report to committee.

1. Bognor Town Council dated 3/2/22:

- a) Car Parking: There is a concern that the proposal does not provide enough car parking, which we address as follows:
 - i) There is a permitted consent for 31 units on the site dated 31st March 2020 (BR/50/19/PL). No car parking provision was deemed necessary at that point because the scheme falls within a sustainable location close to amenities and nodes of transport. There has been no amendment to parking policy in the intervening period;
 - ii) Numerous blocks of flats have been permitted in the town centre in recent years which have no parking provision. Including but not limited to a substantial block in London Road above Wilkos;
 - iii) The existing and last use for the site is for the upper parts above a Sainsbury's (i.e. A1) a highly intensive commercial space involving many deliveries and both staff and customer movements. It would indicate that the existing use requires 74 car parking spaces. The parking and transport movements for the existing use would therefore be far greater than the proposed use for 43 residential flats resulting in fewer parking spaces being required in the immediate area. This proposal is therefore creating a net loss of requirement for car parking spaces;
 - iv) Evidently there is ample parking capacity in the immediate vicinity. Further, the on-street resident parking scheme, which would be available to new occupiers of the proposal, costs only £46 PA per vehicle. Fitzleet multistorey car park in close proximity to the site has a yearly season ticket available for £110 PA per vehicle and has a large amount of spare capacity all year round. Finally, there are 2 long stay car parks at Lyon Street and London Road which are within a 400m level walk and these also have capacity.
 - v) West Sussex County Council have not raised an objection in respect of the parking provision in respect of this nor previous applications and have stated the site to be in a "highly sustainable location".

London Office: Colour House, 7 Bell Yard Mews, London, SE1 3UA
Consultants: A.J.M.Burrows Meng.— Dr. J.D.Wood BSc. PhD.--The Hon W. Rollo BSc.Estate Man't.
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b) Affordable Housing:

an objection has been raised that no affordable housing has been provided.

i) The Local Plan provides for 30% affordable housing and the application does not seek to breach this policy. The Affordable Units will be provided on site in accordance with policy and this will be handled by Section 106 should the Council be minded to support this application.

ii) The applicant has been in detailed correspondence with Ajan De Jong (of ADC Housing department) since March 2020 in respect of the type and tenure of the Affordable Units and you have been CC'd in much of the correspondence.

2. Arun District Conservation Area Advisory Committee dated 24/01/22:

We have been led to understand that the ADCAAC is not a statutory consultee and appropriate weight should be given, however we address their concerns for completeness:

- i) a concern has been raised over the height of the building. The height is the same as the previously permitted scheme (BR/50/19/PL) which has received no objection (pls refer to the submitted plan showing the outline of the proposed building with a red outline of the previously permitted scheme superimposed thereon) ;
- ii) a concern has been raised that the plans do not show the proposal in context with other buildings. Please refer to the submitted 3D models;
- iii) a concern has been raised about the impact of the scheme on the Conservation Area. Please refer to the expert Heritage Statement by Bourne Heritage Statement submitted with the applications which has assess all the Heritage assets in the vicinity and concludes that the proposal will have no detrimental impact on the Heritage Assets, including that of the Methodist Church as detailed on page 22.

WSCC:

Whilst no objection has been raised by WSCC , Highways comment are dated 4/2/22
As follows:

This is in support of the scheme's approach to car parking but the two objectors listed above regrettably did not have the benefit of WSCC opinion when they submitted their objections.

- i) WSCC have raised a request for further information in respect of car parking at Hothampton. This has year-round parking

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- ii) available and can be used outside of the hours of car parking charging times. A season ticket is also available at this location; WSCC have requested fewer cycle spaces and a cycle ramp which can be provided and can be resolved as a planning condition or alternatively we could amend on a new version of the plans if preferred.

We trust this information satisfactorily resolves all queries in relation to the consultation process and we look forward to reviewing your report before the committee date. Bearing in mind the 13 week deadline for determination expires on or around 13th April 2022 please confirm which committee this will be determined by.

Should you require any further information or clarification, please do not hesitate to email us .

Yours sincerely,

Adrian Burrows (Director).
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