

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 17 October 2022 16:42

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

Subject: FW: BR/294/21/PL 2-10 The Hatters Inn Queensway Bognor Regis PO21 1QT - 43 new Flats

BR/294/21/PL - Consultation from Strategic Projects (Code TL)

Please upload

Subject: RE: BR/294/21/PL 2-10 The Hatters Inn Queensway Bognor Regis PO21 1QT - 43 new Flats

Hi Simon,

Thanks for your email. Please find attached the response that covers contributions towards sports halls/flexible activity space, health & fitness and swimming pools. For any other areas such as open space, pitches etc you will need information from Sue and Rachel.

If you have any queries please let me know, otherwise I would be grateful if you could update us with any progress with this application and let us know if the requirements are included in a S106 Agreement.

Kind regards

Sadie

Sadie Tooley
Strategic Projects & Development Manager, Wellbeing & Communities

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(I work Mon – Wed)

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 13 October 2022 16:21

Subject: BR/294/21/PL 2-10 The Hatters Inn Queensway Bognor Regis PO21 1QT - 43 new Flats

Dear Rachel/Sue & Sadie,

Maria issued a refusal of this application in July and included as a refusal reason:

In the absence of a satisfactory viability case and a signed Section 106 agreement, the development makes no provision for contributions to Affordable Housing, off-site public open space, to off-site children's play space, to off-site playing pitches, to off-site built sports & leisure facilities and to education/library/fire & rescue/medical infrastructure improvements, and is thereby contrary to the aims and objectives of the NPPF (2021), policies AH SP2, INF SP1, HWB SP1 & OSR DM1 of the Arun Local Plan and the Council's supplementary planning document "Open Space, Playing Pitches, Indoor and Built Sports Facilities" (January 2020).

(my emphasis underlined)

However, there was no consultation with any of you three and the report did not specify what open space/leisure/sports etc contributions would be required and to which projects they would go. The applicant now wishes to appeal and is requesting confirmation of the contributions so that they can prepare a legal agreement. As flats in this area are not liable for CIL and as there are 43 proposed, we need to seek the contributions and include them in a legal agreement.

Can you advise on contributions and projects please so that I or Maria can then pass them on.

I have not issued consultations as the application has already been determined but if necessary the application docs can be viewed through the website - <https://www.arun.gov.uk/planning-application-search>

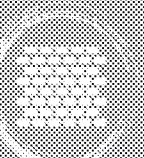
Thanks

Simon J Davis MRTPI
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Our priorities...

 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	  ARUN DISTRICT COUNCIL
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Response to Simon Davis & Maria Tomalova for BR/294/21/PL

2-10 The Hatters Inn, Queensway, Bognor Regis

(43 flats)

The Arun Local Plan 2018 Chapter 14: Health, Recreation and Leisure and the Open Space, Playing Pitches, Indoor and Built Sports Facilities SPD (January 2020) set out the Council's approach, priorities and policies relating to open space, sport and recreation provision.

In particular, Policy OSR DM1 'Open space, sport & recreation' requires that new developments contribute appropriate forms of provision and or enhancement as identified via the Open Spaces, Playing Pitches and Indoor Sport & Built Facilities Strategies. These evidence-based studies identify the need for all developments of 10 or more dwellings to make provision towards and/or contribute to recreation and leisure facilities.

The provision of high-quality open space, playing pitches, indoor and built sports facilities is a vital element of where people live, work and visit. New development creates additional demand for such facilities. It is therefore essential that new areas of population provide and make adequate and appropriate contributions towards open space, playing pitches, indoor and built sports facilities.

A number of strategic priorities for leisure and recreation facilities have been developed and are set out under Policy HWB SP1 'Health & Wellbeing' of the adopted Arun Local Plan (2018). These are based on the identified needs and opportunities for health, recreation and leisure facilities from the relevant strategies and studies.

The Local Plan states that there may be occasions when it is not appropriate to provide facilities on-site. In these cases, the Council will collect financial contributions from developers and allocate those contributions to specific projects which deliver the Strategic Priorities identified in the Local Plan and within Arun District Council strategies and studies which inform the Policy. The strategic nature of the projects means that they will benefit residents across Arun District, not just the occupants of the development which has made the financial contribution (Paragraph 14.1.11).

Based on the evidence within the Council's suite of studies and strategies the development below will be required to make the following off-site financial contributions in order to mitigate the impact of development.

BR/294/21/PL (43 flats)

Sports halls/flexible activity space - £17,152 towards provision of additional multi use sports hall/flexible activity/studio space and dry changing to increase capacity and overall customer experience at Arun Leisure Centre and/or towards provision of additional multi use sports hall/flexible activity/studio space and dry changing to increase the capacity in the West of the District.

Health & Fitness - £5,600 towards additional provision of health & fitness facilities for the West of the District.

Swimming pools - £18,972 towards the expansion and reconfiguration of wet side changing rooms at Arun Leisure Centre and/or towards provision of wet side changing rooms as part of a new leisure centre for the West of the District.