

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

Sent: 27 October 2022 12:12

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

Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>; Sadie Tooley <Sadie.Tooley@arun.gov.uk>
Subject: RE: BR/294/21/PL 2-10 The Hatters Inn Queensway Bognor Regis PO21 1QT - 43 new Flats

Hi Simon

Application BR294/21/PL proposed a three storey upward extension and redevelopment of the existing first and second floors to deliver 43 No flats along with associated cycle storage and waste/recycling provision in lieu of previously implemented and extant schemes for 24 No flats across five storeys

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.

The proposed site is an already developed footprint that sits within an already established residential/commercial area with no established or protected green infrastructure within the footprint. There would be detrimental green loss effect on the street scene of these proposals, due to location and use of the site.

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 offsite improvements to recreation and leisure facilities as detailed in our SPD Open Space, Playing Pitches, Indoor and Built Facilities January 2020

This 43 flat development should generate $43 \times £1971.20 = £84,761.60$ for offsite POS as a 106 contribution

This 43 flat development should generate $43 \times £1730.30 = £74,402.90$ for offsite Play as a 106 contribution

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. Leisure improvements ie Pools/Halls 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.

Playing pitch provision – S106 contributions would also be sought - The Sport England Playing Pitch Calculator together with the District Council's Playing Pitch Strategy should be consulted to identify the off-site contributions.

I will forward Play and POS contributions for the resubmission application BR/238/22/PL for the same number of flats under separate cover. I would assume that the figures put forward by Sadie for Pools/Halls contributions under this application BR/294/21/PL would also stand and be correct for inclusion into the resubmission application BR/238/22/PL. Playing pitch provision – S106 contributions would also need to be included within both applications.

Kind regards

Sue

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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 26 October 2022 11:52

To: Rachel Alderson <Rachel.Alderson@arun.gov.uk>; Sue Howell <Sue.Howell@arun.gov.uk>

Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

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

Hi Rachel and Sue,

Can I get your response on this next week. The appellant is chasing.

Please also note that we have now have a resubmission application in also – BR/238/22/PL for the same number of flats.

Simon J Davis MRTPI

Principal Planning Officer, Directorate of Growth

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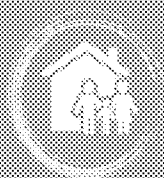
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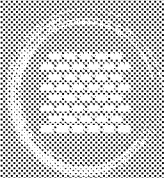
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