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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 14 November 2022 11:50
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

From: Rachel Alderson <Rachel.Alderson@arun.gov.uk>
Sent: 14 November 2022 11:38
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>; Sue Howell <Sue.Howell@arun.gov.uk>
Subject: RE: BR/294/21/PL 2-10 The Hatters Inn Queensway Bognor Regis PO21 1QT - 43 new Flats

Hi Simon

Apologies for the delay. Please see sites identified below. Unfortunately it is a little more complicated because the sports figures need to be allocated to 4 different sites – there isn't one which can take them all.

BR/294/21/PL – 2-10 The Hatters Inn, Queensway, Bognor Regis

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 contribution of £84,762 identified for public open space provision should be allocated towards improvements at the Sunken Gardens in Bognor Regis. The S106 off-site contribution of £74,403 identified for play area improvements should be allocated to Hotham Park 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:

£4,571 plus £19,240 (20 years maintenance cost) for improvement to the grass playing surface of the football pitches at Avisford Park Recreation Ground, Bognor Regis and also £11,874 for improvements to ancillary facilities at the same site.

£1,497 plus £6,400 (20 years maintenance cost) for improvements to the grass playing surface of the rugby pitches at Bognor Regis Rugby Club and also £3,688 for improvements to ancillary facilities at the same site.

£3,544 plus £14,320 (20 years maintenance cost) for improvements to the grass playing surface of the cricket pitches at Queensfield, West Meads, Bognor Regis and also £4,145 for improvements to ancillary facilities at the same site.

£3,498 plus £2,400 (20 years maintenance cost) towards surfacing 3G pitches at the West Bersted strategic development and £1,213 for ancillary facilities at the same site.

Hope that helps.

Thanks

Rachel

Rachel Alderson
Principal Landscape & Project Officer
Landscapes & Project Delivery

T: 01903 737946

E: rachel.alderson@arun.gov.uk

Arun District Council, Bognor Regis Town Hall, Clarence Rd
Bognor Regis, West Sussex, PO21 1LD
www.arun.gov.uk



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

Sent: 11 November 2022 14:11

To: Rachel Alderson <Rachel.Alderson@arun.gov.uk>

Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>; Sue Howell <Sue.Howell@arun.gov.uk>

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

Hi Rachel,

Further to Sue's comments below, I need details of the projects that the POS & Play contributions will go to. The appellant is chasing. Apparently they have 7 weeks to finalise the UU (s106) for the appeal.

I also note Sue highlighted the need for playing pitch contributions. If I've remembered how to follow the playing pitch calculator properly (see attached) then the sums are:

£19,525 – natural grass pitches

£1,359 – artificial pitches

I then also need where these monies will go to (projects).

Thanks

Simon.

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

Sue Howell
Leisure and Landscape Officer
Environment and Climate Change

T: 01903 737943

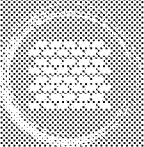
E: sue.howell@arun.gov.uk

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Clarence Road, Bognor Regis, PO21 1LD

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