

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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



From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 22 July 2025 16:12
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Subject: Planning Consultation on: BR/64/25/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 22 July 2025

Application ref: Recommend **no landscape objection** to the proposals as submitted under BR/64/25/PL.

Description: Change of use from 2 No separate adjoining bed and breakfast accommodation units (each having owners accommodation, communal lounge and dining areas at ground floor and 7 No B&B bedrooms at first and second floors) to 10 No flats. This application is in CIL Zone 4 (Zero Rated) as flats.

Location: 3 and 4 Queens Square Bognor Regis PO21 1SA

Determining Authority: Arun DC

Summary recommendation: Recommend **no landscape objection** to the proposals as submitted under BR/64/25/PL.

Comments

Relevant landscape designations:

There are no physical, visual, protected landscapes, scheduled ancient monuments, conservation area or Historic Parks or Gardens associated with this site.

Response

The proposal is for change of use from 2 No separate adjoining bed and breakfast accommodation units (each having owners accommodation, communal lounge and dining areas at ground floor and 7 No B&B bedrooms at first and second floors) to 10 No flats. This application is in CIL Zone 4 (Zero Rated) as flats.

This application states it is a change of use only and does not involve ANY internal or external works to facilitate the proposed change of use. It is stated that the existing on-site natural environment – which is limited to the mature trees and some small areas of grass on the rear (Glamis Road) frontage and 2 very small areas of lawn on the William Street frontage – will be retained.

The proposed site is an already developed footprint that sits within an already established residential area with no established or protected green infrastructure within the footprint. There would be no effect of the proposals on the street scene.

As classified as Non CIL liable development then:

As Flats assuming no exemption under change of use - There may be requirement for section 106 monies to be sought for recreation and leisure facilities as detailed in our SPD Open Space, Playing Pitches, Indoor and Built Facilities January 2020 (Assuming not exempt under any 1 bed rule then No offsite 106 would apply)

If applicable a 10 flat development should generate $10 \times \text{£}1971.20 = \text{£}19,712.00$ for offsite POS as a 106 contribution

If applicable a 10 flat development should generate $10 \times \text{£}1730.30 = \text{£}17,303.00$ 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.

Impact

There would be no landscape impact of the proposals.

Recommendation/Conclusion

Recommend **no landscape objection** to the proposals as submitted under BR/64/25/PL.

Sue Howell
Leisure and Landscape Officer
Environment and Climate Change


T: 01903 737943
E: sue.howell@arun.gov.uk

Arun District Council, Bognor Regis Town Hall,
Clarence Road, Bognor Regis, PO21 1LD

www.arun.gov.uk



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	 
---	--	--	---	--

From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 14 May 2025 16:04
To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Planning Consultation on: BR/64/25/PL

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

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

Planning Permission

Application No: BR/64/25/PL
Registered: 14th May 2025
Site Address: 3 and 4 Queens Square Bognor Regis PO21 1SA
Grid Reference: 493658 99377
Description of Works: Change of use from 2 No separate adjoining bed and breakfast accommodation units (each having owners accommodation, communal lounge and dining areas at ground floor and 7 No B&B bedrooms at first and second floors) to 10 No flats. This application is in CIL Zone 4 (Zero Rated) as flats.

The Council have received the above application.

[Click here to view the application and documents](#) The website is updated once a day in the evening, so you may need to wait until the day after this notification to view the documents.

Should you have any comments to make, these should be sent by replying to this email by 19th June 2025 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website

<https://www.arun.gov.uk/development-plan> as can information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://acp.planninginspectorate.gov.uk/> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

Yours sincerely

Hannah Kersley

Planning Officer- Arun District Council

Telephone: 01903 737856

Email: hannah.kersley@arun.gov.uk

PLCONSULT (ODB) 2020