

[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: 15 July 2025 16:23
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: Planning Consultation on: BR/67/25/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 15 July 2025

Application ref: BR/67/25/PL

Description: Demolition of existing brick-built garages, removal of canopy structure, remediation of contaminated land and construction of 18 No. flats over 3 storeys with pitched roofs. This application is in CIL Zone 4 (Zero Rated) as flats.

Location: 57 Queensway Bognor Regis PO21 1QN

Determining Authority: Arun DC

Summary recommendation: Recommend **no landscape objection** to the proposals as submitted under BR/67/25/PL, requirement for offsite financial contributions if not CIL and green infrastructure landscape mitigation requirements.

Comments

Relevant landscape designations:

57 Queensway is located on the corner of Queensway, and Crescent Road. The site is currently being used as a Hand Car Wash, and has 3 no. garages, an office and a canopy on site. Due to its current use the finish on site is hardstanding largely made up of concrete and tarmac surfacing.

The proposed site is located approximately 0.2 miles away from Bognor Regis train station, and 0.2 miles from Bognor Pier.

The local area surrounding the site has a mixed street scene, with Crescent Road (North) being mainly domestic dwellings, but also has a hotel (directly opposite the site) and a café just at the end of Crescent Road.

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 demolition of existing brick-built garages, removal of canopy structure, remediation of contaminated land and construction of 18 No. flats over 3 storeys with pitched roofs. This application is in CIL Zone 4 (Zero Rated) as flats.

It is proposed to demolish the existing brick-built garages, office and canopy. It is noted that due to its use as a former garage, the underground petrol storage tanks will need to be removed and the site remediated to ensure no contamination. The proposal seeks to build 18no. one bed flats, with 4no. car parking spaces. Bin storage will be located to the rear of the properties, accessed on Kilburn Drive.

It is indicated that the use of foliage around the border will separate the development from the public paths, providing security and increasing the sites biodiversity.

The proposals indicate that the development will allow 200m² of new landscaping to soften the development and allow in providing an element of amenity space for the residents. It is indicated that trees and hedges will be incorporated into the design. Given the current site is contaminated and has no trees or vegetation this should lead to a significant biodiversity net gain, proposed to exceed the 10% requirement.

Both private and communal outdoor space has been indicated with the proposals and this would need to conform to the Arun Design Guide SPD 2021 for outdoor provision standards and the requirements for National Minimum Space Standards, and ensuring that as a minimum appropriate private and/or communal outdoor space has been met.

No significant tree or vegetation removal would appear to be required or indicated to facilitate the proposals. No Preliminary Ecological Assessment or Landscape Assessment has been included within the application.

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 effect due to scale on the street scene of these proposals.

As classified as Non CIL liable development then:

As Flats - There would 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)

This 18 flat development should generate $18 \times £1971.20 = £35,481.60$ for offsite POS as a 106 contribution

This 18 flat development should generate $18 \times \pounds 1730.30 = \pounds 31,145.4$ 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

The site is relatively small and is bordered by timber posts and rails, adjacent to the public path which is finished in concrete. There is relatively limited space on site to provide any green areas or soft landscaping. The potential impact of the proposals would be significant due to scale and location and there would be need for provision of new onsite green infrastructure incorporated and detailed within the design.

Mitigation/requirements

A full landscape scheme will need to be submitted for approval, or conditioned as part of any approval; detailing species choice, position, densities and size at time of planting. This should be plotted in plan and list form and in relation to the trees and vegetation to be retained so that a clear picture of the proposals can be seen. These details are required to ensure that appropriate mitigation is incorporated.

The current site has negligible ecological value. A biodiversity statement has been provided. This statement has not been supported with any plans to show the proposed enhancements only indicative landscape proposals at this stage.

Recommendation/Conclusion

Recommend **no landscape objection** to the proposals as submitted under BR/67/25/PL, requirement for offsite financial contributions if not CIL and green infrastructure landscape mitigation requirements.

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





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

Sent: 18 June 2025 14:33

To: Tree Landscape <Tree.Landscape@arun.gov.uk>

Subject: Planning Consultation on: BR/67/25/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/67/25/PL

Registered: 7th May 2025

Site Address: 57 Queensway Bognor Regis PO21 1QN

Grid Reference: 493424 99205

Description of Works: Demolition of existing brick-built garages, removal of canopy structure, remediation of contaminated land and construction of 18 No. flats over 3 storeys with pitched roofs. 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 30th 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

Amber Willard

Planning Officer- Arun District Council

Telephone: 01903 737942

Email: amber.willard@arun.gov.uk

PLCONSULT (ODB) 2020