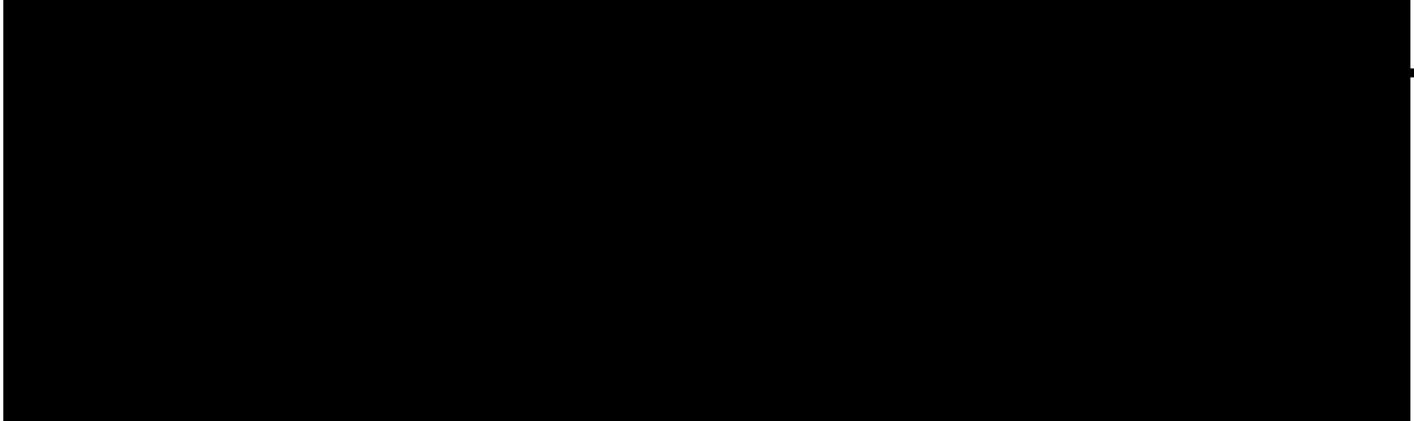




From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 14 June 2022 16:19
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: Planning Consultation on: BR/82/22/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 14 June 2022

Application ref: BR/82/22/PL

Description: Demolition of warehouse and proposed construction of 10 self contained apartments. This application is in CIL Zone 4 (Zero Rated) as flats.

Location: Holmlea, Main Unit Rear Of Town Cross Avenue Bognor Regis PO21 2DN

Determining Authority: Arun DC

Summary recommendation: Recommend **no landscape objection** to the proposals.

Comments

Relevant landscape designations:

The site is presently the setting of an existing premise, the proposal is to convert the existing building within the existing footprint.

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

Response

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 on the street scene of these proposals, due to location and access to 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 10 flat development should generate $10 \times £1971.20 = £19,710.00$ for offsite POS as a 106 contribution

This 10 flat development should generate $10 \times £1730.30 = £17,303.00$ 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. 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.

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 potential impact of the proposals would blend into the surrounding location and could be seen as an improvement. The potential for onsite greening should be considered and implemented for softening and biodiversity purposes.

Mitigation/requirements

Offsite 106 contributions for recreation and leisure facilities.

Recommendation/Conclusion

I would recommend **no landscape objection** to the proposals.

Sue Howell

Leisure and Landscape Officer,
Greenspace + Emergency Planning

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

Sent: 11 April 2022 17:04

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

Subject: Planning Consultation on: BR/82/22/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/82/22/PL
Registered: 11th April 2022
Site Address: Holmlea, Main Unit Rear Of Town Cross Avenue Bognor Regis PO21 2DN
Grid Reference: 493120 99926
Description of Works: Demolition of warehouse and proposed construction of 10 self contained apartments. This application is in CIL Zone 4 (Zero Rated) as flats.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 13th May 2022 . 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://app.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

Maria Tomalova

Planning Officer- Arun District Council

Telephone: 01903 737510

Email: maria.tomalova@arun.gov.uk

PLCONSULT (ODS) 2020