

## **Planning Application BR/97/25/PL – The Arcade, Bognor Regis S106 Contributions**

The application is for 35 dwellings and generates an additional population figure of 77.

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 (i.e. pools and 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.

### **Public open space and play area contribution – S106 contributions**

The development generates demand for onsite public open space and play but is unable to accommodate this. Contribution are therefore sought as follows:

£68,992 to enhance the public open space in Hotham Park.

£60,561 to enhance play facilities in Hotham Park.

### **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:

£4,273 towards grass football pitches at Avisford recreation ground plus £17,040 (total for 20 years maintenance cost) and also £11,896 towards ancillary facilities at the same site.

£1,382 for improvements to the rugby pitches associated with current provision at Hawthorn Road recreation ground plus £5,120 (total for 20 years maintenance cost) and also £3,293 for improvements to ancillary facilities at the same site.

£3,301 towards cricket pitch improvements associated with provision at Felpham recreation ground plus £12,140 (total for 20 years maintenance cost) and also £3,766 for improvements to ancillary facilities at the same site.

£3,354 towards 3G pitches at West of Bersted strategic development plus £1,860 (total for 20 years maintenance cost) and £1,156 for ancillary facilities at the same site.

### **Sports facility provision – S106 contributions**

The Sport England Sports Facility Calculator together with the District Council's Built Facility Strategy has identified the following off-site contributions:

£17,770 towards swimming pool facilities at a new leisure centre in the west of the district.

£14,626 towards sports hall provision at a new community sports hub at West of Bersted strategic development.

£4,400 towards fitness equipment associated with a new community sports hub at West of Bersted strategic development.

**From:** Nicola Oktay on behalf of Planning.Responses  
**Sent:** 11 July 2025 10:27  
**To:** Planning Scanning  
**Subject:** FW: Planning Consultation on: BR/97/25/PL The Arcade, BR  
**Attachments:** BR-97-25-PL The Arcade, Bognor Regis - S106 Contributions.docx

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 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
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**From:** Simon Davis <Simon.Davis@arun.gov.uk>  
**Sent:** 11 July 2025 09:29  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** FW: Planning Consultation on: BR/97/25/PL The Arcade, BR

Landscape/Leisure Consultation Response (Advice on necessary Contributions)

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**From:** Rachel Alderson <[Rachel.Alderson@arun.gov.uk](mailto:Rachel.Alderson@arun.gov.uk)>  
**Sent:** 10 July 2025 18:00  
**To:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>  
**Cc:** Sue Howell <[Sue.Howell@arun.gov.uk](mailto:Sue.Howell@arun.gov.uk)>  
**Subject:** RE: Planning Consultation on: BR/97/25/PL The Arcade, BR

Hi Simon

Apologies for not getting this through previously. Hope the attached are still of use.

Many thanks

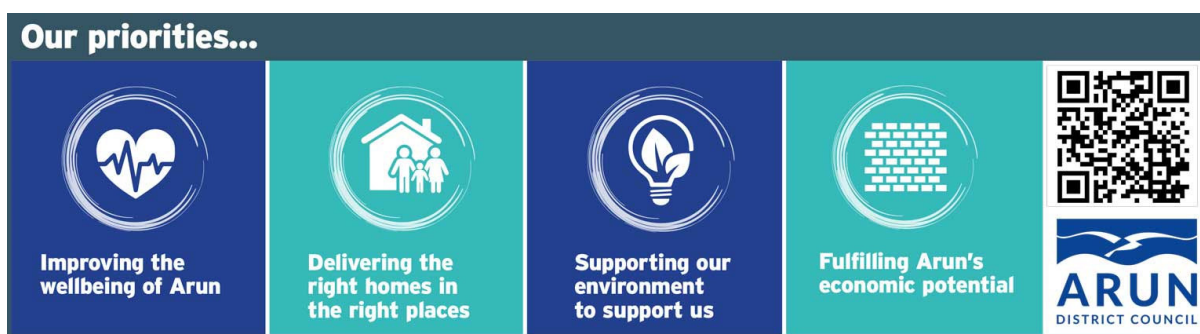
Rachel

**Rachel Alderson**  
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**From:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>

**Sent:** 13 June 2025 11:01

**To:** Sue Howell <[Sue.Howell@arun.gov.uk](mailto:Sue.Howell@arun.gov.uk)>; Rachel Alderson <[Rachel.Alderson@arun.gov.uk](mailto:Rachel.Alderson@arun.gov.uk)>

**Subject:** Planning Consultation on: BR/97/25/PL The Arcade, BR

Dear both,

*“Partial change of use from Class E to form 35 No. residential units (Class C3), partial demolition of existing building, development of new retail and residential spaces, minor changes to existing elevations, new entrance to Arcade from Belmont Street, solar panels and other minor works to the existing building.”*

This application was lodged last week. As you will be aware, it is an ADC application. The submitted viability report states that the scheme is unviable if any affordable housing/commuted sums are included other than the £33k Pagham Harbour payment. However, we need to check this position through the consultant that Planning use. In order to do this, I need to provide our consultant with all the required financial contributions/planning obligations so that they have the whole viability picture.

This application is not CIL liable, so I therefore need to advise of all the required POS/play, sports pitches, built leisure contributions.

I have told our consultant that I will aim to supply them with all the figures after the consultation period ends (03/07/25) so they can then prepare their report in good time. I therefore hope you can provide me with the sums by then.

Kind Regards

Simon

**Simon Davis MRTPI**

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