

## Breezie Allwright

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**From:** Simon Davis  
**Sent:** 08 December 2025 14:45  
**To:** Planning.Responses  
**Subject:** FW: Bognor Arcade BR/97/25/PL- - SUB PLAN REQUEST  
**Attachments:** Arcade - CGIs P2.pdf; 0361-al(05)212 P2.pdf; 0361-al(05)211 P2.pdf; 0361-al(05)210 P2.pdf; 0361-al(05)204 P2.pdf; 0361-al(05)203 P2.pdf; 0361-al(05)202 P2.pdf; 0361-al(05)201 P2.pdf; 0361-al(05)200 P2.pdf; 0361-al(05)115 P2.pdf; 0361-al(05)114 P2.pdf; BR9725PL Action Sheet.docx

Please see attached Action Sheet and note the requested recon with the Conservation Officer and the 21-day Neighbourhood Plan notification.

Thanks

Simon

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**From:** Gary Morris [REDACTED]  
**Sent:** 08 December 2025 10:14  
**To:** Simon Davis <Simon.Davis@arun.gov.uk>  
**Cc:** Max Whitehand [REDACTED]; Jon Sawy [REDACTED] Isobel Woollard [REDACTED] Nick Moss <[REDACTED]> Steve Cross [REDACTED]  
**Subject:** Bognor Arcade BR/97/25/PL- Response to Members Deferral

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Simon,

Further to the planning committee meeting discussion in October, we are pleased to submit revised drawings which seek to address Member's stated concerns in respect of three areas:

1. Design of the south-east corner of the development;
2. Space for potential increase in solar panels;
3. Further information in respect of the viability of the scheme and ability to support affordable housing contributions.

We respond to each of these below:

1. The design of the south-east corner of the building has been revised to address Member's preference for a flat roof design with parapet. This is in preference to the originally submitted pitched roof design that Members previously considered. Whilst there are clearly a mix of roof styles throughout the centre of Bognor Regis, including many with a pitched arrangement, we understand that Members preference for the south-east corner of this building was for a flat roof design which has a lower profile onto Belmont Street and, in particular, in proximity to Belmont Lodge to the east of the site. The flat roof also reflects the modern extension to the Alexandra Theatre that was approved by the Council in 2024, and which is currently on site being constructed. We trust that the revised design meets Members' expectations and that the Council's conservation officer will be able to respond positively to the re-consultation. Please find attached revised elevation and roof plans, along with updated CGIs, detailing the changes.

2. Members queried whether there was an opportunity for increase provision of solar panels and battery storage. At this stage of the project, the final requirements and design for solar panels/battery storage has not been determined. However, in moving to the flat roof arrangement, there is clearly additional space on the roof that could potentially be used. We have shown on the roof plan drawing a space for possible increase in the provision of solar panels and we would invite the local planning authority to include a condition on any grant of planning permission such that details of the final solar arrangement should be submitted and approved, following the necessary electrical calculations in due course. There is the potential for battery storage to be located within the building's envelope or on discretely located external wall space. Again, this level of detail is more appropriately considered at the detailed design phase and can be subject to a planning condition. Please note, the CGIs do not show this additional potential solar provision at this stage.
  
3. Finally, we turn to the issue of affordable housing. Policy AH SP2 of the local plan states that *"provision of affordable housing on a site at less than 30% or an alternative site or by way of a commuted sum will only be allowed in very exceptional circumstances and if supported by robust evidence including, where appropriate, viability evidence."* The submitted viability assessment, and the authority's independent audit of it, acknowledge the very real viability challenges with the project. These represent "very exceptional circumstances" that mean that in this case, affordable housing cannot be provided within the development itself. However, recognising the importance placed on affordable housing in the policy, and that Members of the Planning Committee were keen for the project development team to consider the extent to which the development could make a meaningful contribution towards offsite provision, we are proposing a financial contribution to the tune of **£100,000** by means of a commuted sum, to be secured through a S106 agreement. Under the circumstances of a publicly funded regeneration initiative, we consider that the commuted sum represents a meaningful sum to assist in the provision of affordable housing in other schemes within the authority's area. At the same time, this level of commuted sum is unlikely, in itself, to jeopardise the delivery of the very real regeneration benefits that the redevelopment of the arcade will deliver for Bognor Regis town centre. We trust that this level of contribution will be considered appropriate, in the context of Policy AH SP2.

In light of the above, we trust that the proposal will be able to return to the next available planning committee and that Members will be satisfied that the development team has appropriately addressed the concerns voiced at the October committee meeting.

Kind regards

**GARY MORRIS** MRTPI  
Partner



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