

21 Garlick Hill
London EC4V 2AU

Date: 11th September 2015
Your Ref: PP-04484020
Our Ref: 9349B

Mr Neil Crowther
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Mr Crowther

FULL APPLICATION FOR INSTALLATION OF MEZZANINE AT UNIT 1 MANOR RETAIL PARK - PP-04484020

Please find enclosed a full application for the installation of a mezzanine at Unit 1 Manor Retail Park, Rustington (within Parish of Angmering). The mezzanine floor is to be used for retail (Class A1) with ancillary café.

Planning permission has been granted for the erection of retail development at Manor Retail Park (Land west of Mill Lane and south of the A259) by application reference A/125/13 as amended. This application set a limit on the maximum amount of gross external floor area that could be provided at the site. As such it is necessary for the applicant to seek full planning permission for the proposed mezzanine floorspace to be located within Unit 1. This application has been submitted in parallel with an application for reserved matters for the wider retail park.

As discussed in meetings, the rationale for the proposal is to provide a modern retail unit, which is of a sufficient scale to meet the requirements of Next. The Gross Internal Area of the proposed mezzanine is 768 sq m (854 sq m gross external area). The application does not involve any external alterations.

Please find enclosed:

- Completed Application Form and Certificates
- Biodiversity Checklist
- Validation Checklist
- Retail Statement
- Site Location Plan - 6165-100A
- Site Plan – 6165 -101B
- Existing Ground Floor Plan – 6165-102A
- Proposed Ground and Mezzanine Plan – 6165-106A
- Existing and Proposed Sections – 6165-105B

Partners

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N P Draper FRICS IRRV
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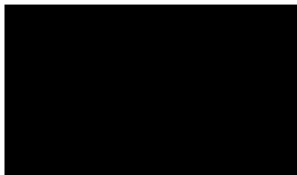
A cheque has been sent under separate cover in respect of the planning application fee.

The National Planning Policy Framework sets out tests for new floorspace for town centre uses. Paragraph 26 of the NPPF requires all proposals for main town centre uses which exceed 2,500 sq m to be supported by an assessment of impact. The proposed new floorspace within site is substantially under this threshold and it follows that a formal impact assessment is not required in this instance. Notwithstanding this a retail addendum has been undertaken to consider the implications of the additional floorspace in light of the submission of reserved matters for the wider site. It is considered that the proposed development will not have a significant adverse impact on the vitality or viability of existing defined centres or on the proposed or committed investment in centres.

The NPPF requires a sequential approach to site selection to be adopted in respect of all developments for main town centre uses that are not in an existing centre and not in accordance with an up-to-date Local Plan. Although the application site has received planning permission for retail development, it is not a defined centre, and accordingly an updated sequential assessment has been provided as part of the retail addendum.

We look forward to receiving confirmation that the applications have been registered in due course. If you have any immediate queries then please do not hesitate to contact me.

Yours sincerely



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