

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 14th January 2015

**FROM: Alison Meeus TO: Arun District Council
FAO: Mr S Davis**

SUBJECT: BE/136/14/PL - Change of use from Health and Fitness centre (D2 assembly and Leisure) to A1 (shops)

Unit 3 The Bognor Regis Retail Park, Rowan Way, Bognor Regis, PO22 9TR

RECOMMENDATION:

Advice	☐	Modification	☐	More Information	☐
Objection	☐	No Objection	☒	Refusal	☐

S106 contribution total (see below for breakdown): £

The proposals associated with this planning application are for a change of use from D2 fitness to A1 non-food retail. WSCC has considered all the elements of the application and raise no objection; subject to any conditions attached.

Considering the overall impact of the change of use the information provided in the Transport Statement (TS), indicates there will be no significant differences between the two uses. The document suggests that trips generated by the fitness club may even be higher than the proposed use as the likelihood of linked trips to the retail store would be common.

A beat parking survey undertaken as part of the Transport Statement reveals the existing parking provision at the retail park is only used to 68% of its capacity at peak times. The car park currently has space for 290 cars including 10 disabled spaces which equates to 90-100 un-used spaces even when it is at its busiest period. This has been compared to the TRICS data supplied for an A1 non-food retail outlet, which suggests even in the busiest periods (30 cars on a Saturday between 12 and 1pm) there would be enough space. WSCC are satisfied no additional car parking is required.

Servicing arrangements for the store will remain as they currently exist and will not exceed a 16.5m articulated HGV.

The site is sustainable, located in a retail park, there are other units operating, providing localised shopping and alternative transport options to the site within 600m . Footways are provided linking the site to other retail developments along the A29 corridor. Cycling is also a real alternative and cycle storage is proposed for 9 staff and 9 customers. A location plan of where this will be sited, to ensure it is secure and covered must be submitted to the LPA for approval.

There are already planned improvement works to the existing access into the retail park from Rowan Way as part of separate planning application BE/19/07. As Rowan Way will form part of the Bognor Regis Relief road route improvement works will be undertaken to prohibit right hand turn movements out of the retail park as per approved drawing (B/206493/06 of planning application BE/19/07)

In summary the proposal will not cause any significant change to the number of trips to and from the site, and any increase in the suggested numbers can be accommodated within the existing car

park arrangement. The existing access works which would be necessary here as part of the wider impact of the Bognor Regis Relief road have been recognised in a previous planning application.

Alison Meeus
Strategic Planning

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.