

Our Ref: PD11375

Email: [REDACTED]

Head of Planning
Arun District Council
1 Maltravers Road
Littlehampton
BN17 5LF

16 February 2022

Dear Sir / Madam,

**APPLICATION UNDER SECTION 62 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
ARUN RETAIL PARK, SHRIPNEY ROAD, BOGNOR REGIS, PO22 9NF
FULL PLANNING APPLICATION FOR EXTERNAL ALTERATIONS TO THE EXISTING BUILDING ASSOCIATED
WITH THE CHANGE OF USE FROM CLASS E RESTAURANT TO SUI GENERIS AND OTHER ASSOCIATED
WORKS**

On behalf of BBC Pension Fund Limited (c/o Orchard Street Investment Management LLP) ('the Applicant'), we formally apply for full planning permission for the change of use of the existing restaurant unit (Use Class E(b)) to a Sui Generis use (consisting of a coffee shop / restaurant selling food and drink for consumption on and off the premises), alterations to the wider car park at the Retail Park, relocation of footpath, removal and relocation of 4 x TPO trees, landscaping and associated works. The description of development is as follows:

"Full planning application for external alterations to the existing building associated with the change of use from Class E Restaurant to Sui Generis (consisting of a coffee shop / restaurant selling food and drink for consumption on and off the premises), alterations to car park (including the creation of a drive-through lane, reconfiguration of cycle parking, new pedestrian crossings, and the increase in number of car parking spaces), relocation of footpath, removal of 4 x TPO trees (to be replaced), landscaping and associated works".

The purpose of the application is to facilitate the reoccupation of the floorspace at Unit G by the incoming tenant, Tim Hortons.

In support of the planning application, please find enclosed a copy of the following information:

- ✧ Application Cover Letter dated 16 February 2022 (this letter);
- ✧ Application Forms and Certificates signed and dated 16 February 2022;
- ✧ Community Infrastructure Levy (CIL) Form, signed and dated 16 February 2022;
- ✧ Planning Statement, prepared by Montagu Evans;
- ✧ Transport Assessment, prepared by TPP Consulting;
- ✧ Arboricultural Impact Assessment, prepared by Aspect Arboriculture;
- ✧ Preliminary Ecological Appraisal Report, prepared by Aspect Ecology;
- ✧ Flood Risk Assessment, prepared by Montagu Evans;
- ✧ Landscape Plan, prepared by Aspect Landscape Planning;
- ✧ The following drawings, prepared by Urban Edge:
 - Drawing Ref: URB DT 08 00 01 – Site Location Plan;
 - Drawing Ref: URB DT 08 00 02 – Site Block Plan as Existing;
 - Drawing Ref: URB DT 08 00 03 – Site Block Plan Detail Locations;

- Drawing Ref: URB DT 08 00 04 – Existing Unit Plans and Elevations;
- Drawing Ref: URB DT 08 00 05 – Proposed Unit Plans and Elevations;
- Drawing Ref: URB DT 08 00 06 – Works to Drive Thru Area as Proposed;
- Drawing Ref: URB DT 08 00 07 – Alterations Works to Site Layout and Parking;
- Drawing Ref: URB DT 08 00 08 – Parking Layout Changes B&Q Retail Terrace;
- Drawing Ref: URB DT 08 00 09 – Site Block Plan as Proposed.

The requisite application fee of £1,198 (inclusive of £28 service charge) has been paid via the Council's online payment system. The application has been submitted via the Planning Portal with the Reference PP-11007588.

The Application Site and Surroundings

The Site comprises the former Pizza Hit unit, along with parts of the wider Arun Retail Park site in Bognor Regis. The unit is currently vacant having previously been occupied by Pizza Hut, and measures approximately 331 sq. m (GIA). The full extent of the application Site boundary measures approximately 4,296 sq. m and is outlined in red on the submitted Site Location Plan.

Arun Retail Park is located on Shripney Road (A29), which is a key dual carriageway linking the north of Bognor Regis with the Town Centre. The Retail Park comprises a total of eight units totalling approximately 10,000 sq. m (GIA) of floorspace. Other occupiers at the Retail Park include B&Q, Pets at Home, Carpetright, M&S Foodhall, Next, Burger King and Costa Coffee.

The surrounding land uses are predominately commercial, with a large Sainsbury's to the south, Tesco Superstore to the south west, Bognor Regis Retail Park to the north and industrial units to the north east and west.

The Site is located approximately 1.6 km from Bognor Regis Town Centre. As such, it is located 'out of centre' in retail terms.

The Site is not located within a Conservation Area, however, all trees within the Site are afforded protection by an 'Area Type' Tree Preservation Order ('TPO') (TPO Ref: TPO/BE/1/194).

Proposed Development and Planning Issues

This application seeks planning permission for the change of use of the existing restaurant unit (Use Class E(b)) to a Sui Generis use (consisting of a coffee shop / restaurant selling food and drink for consumption on and off the premises), alterations to the wider car park at the Retail Park, relocation of footpath, removal and relocation of 4 x TPO trees, landscaping and associated works.

The application is required to facilitate the reoccupation of the floorspace by incoming tenant, Tim Hortons.

This application is accompanied by a Planning Statement, prepared by Montagu Evans, as well as multiple supporting documents which conclude the following:

- ✧ The Site is an existing restaurant unit located within an established retail and leisure destination, and the proposed change of use to Sui Generis (coffee shop / restaurant selling food and drink for the consumption on and off the premises) is entirely appropriate in terms of location and national planning policy;
- ✧ The development presents sustainable development, resulting in the reoccupation of an existing vacant restaurant unit in an accessible location;

- ✧ The proposed development will deliver significant investment into the local economy by providing approximately 50 new employment positions;
- ✧ The proposals are considered to be acceptable in highways terms, and would not result in a 'severe' impact on the local highway or transportation network;
- ✧ The changes to the design of the unit are appropriate given it's use as a drive-thru restaurant at an established retail park; and
- ✧ The proposed development is acceptable in all other respects.

The development proposals therefore comply with both national and local planning policy guidance and should therefore be approved without delay.

Summary and Conclusions

This application seeks planning permission for the change of use of the existing restaurant unit (Use Class E(b)) to a Sui Generis use (consisting of a coffee shop / restaurant selling food and drink for consumption on and off the premises), alterations to the wider car park at the Retail Park, relocation of footpath, removal and relocation of 4 x TPO trees, landscaping and associated works. The purpose of the application is to facilitate the reoccupation of the floorspace by incoming tenant, Tim Hortons.

The information submitted in support of the application clearly demonstrate that the proposed development fully complies with both national and local planning policy. As such, we trust that the application can be considered favourably by the Council and approved without delay.

We trust the information submitted is in order and allows you to validate and determine this application, however should you require any further details please do not hesitate to contact Ross Fraser on 0 [REDACTED]
[REDACTED] or Lucy Turner on [REDACTED] these offices.

Yours faithfully

[REDACTED]

MONTAGU EVANS LLP