

PLANNING APPLICATION REPORT**REF NO:** BE/1/08/**LOCATION:** Land at Oldlands Farm
Shripney Road
Bognor Regis**PROPOSAL:** Outline application for mixed use employment (Class B1 high quality business park comprising up to 19,500 SQM gross floorspace) and retail (Class A1 grocery store up to 4,459 SQM net sales area) together with parking, new highway & associated servicing, infrastructure & landscaping - This application is a departure from the development plan and is accompanied by an environmental statement**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION

SITE AREA

RESIDENTIAL DEVELOPMENT
DENSITY (NET) N/A

TOPOGRAPHY Predominantly flat

TREES None of any significance affected by the proposed development.

BOUNDARY TREATMENT

SITE CHARACTERISTICS

CHARACTER OF LOCALITY

RELEVANT SITE HISTORY**REPRESENTATIONS****Representations received:**

Bersted Parish Council

Bersted Parish Council

Middleton Parish Council

None

Comments on Representations received:

None

CONSULTATIONS

West Sussex - Archeology

West Sussex - Planning Officer

Head of Highways and Transport

Margaret Adebayo

InterRoute

Southern Water Services Ltd

Environment Agency

Portsmouth Water PLC

Natural England

Sussex Police-Community Safety

Government Office for the SE

Ms Jane Griffin

Chichester District Council

Philippa Dart

Environmental Health - John Green

Mr Simon Power

FAO Karen Dower

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
(NOT REQUIRED FOR CLE/CLP)

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:

Arun District Local Plan:

PLANNING POLICY GUIDANCE

POLICY COMMENTARY

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS**RECOMMENDATION****REFUSE**

- 1 The proposed retail development, by reason of its siting on land not allocated or otherwise identified for retail purposes, would result in the loss of land allocated for employment use, and would prejudice the comprehensive development of the site as a whole, contrary to Policy Sites 5 and 6 of the Arun District Local Plan 2003 and Policy NE5(a) of the West Sussex Structure Plan 2005.
- 2 The proposal fails to demonstrate that there is sufficient demand for the quantum of B1(a) office development proposed and as such would not meet the employment needs of Bognor Regis and Arun District. Therefore, the proposal would be contrary to Policy NE5(a) of the West Sussex Structure Plan 2005.
- 3 There is insufficient quantitative and qualitative need for the proposed out-of-centre retail development that could not otherwise be accommodated within Bognor Regis Town Centre, in accordance with the first priority of the sequential approach. As such, the proposal would harm the vitality and viability of the town centre and the prospects for the proposed town centre developments, contrary to PPS6 - Planning for Town Centres, West Sussex Structure Plan Policy NE10, and Arun District Local Plan policies DEV26 and DEV 27.
- 4 Insufficient evidence regarding flood risk has been provided relating to the sequential approach to site selection and the applicant has not demonstrated that other sites at lower probability of flood risk have been thoroughly assessed. Therefore the proposals are contrary to PPS25 - Development and Flood Risk.