

Application for Outline Planning Permission With Some Matters Reserved. Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:				First name:			
Last name:							
Company (optional):	ASDA STORES LTD AND THE TRUSTEES OF LANGMEAD ESTATE						
Unit:		House number:		House suffix:			
House name:							
Address 1:							
Address 2:							
Address 3:							
Town:							
County:							
Country:							
Postcode:							

2. Agent Name and Address

Title:	MR	First name:	NICHOLAS		
Last name:	TAYLOR				
Company (optional):	DRIVERS JONAS				
Unit:		House number:		House suffix:	
House name:	CAPITAL HOUSE				
Address 1:	85 KING WILLIAM STREET				
Address 2:					
Address 3:					
Town:	LONDON				
County:					
Country:					
Postcode:	EC4N 7BL				

3. Description of the Proposal

Please indicate those reserved matters for which approval is being sought (tick all that apply):

☐ None
 ☒ Access
 ☐ Appearance
 ☐ Landscaping
 ☒ Layout
 ☐ Scale

Please describe the proposed works:

MIXED-USE EMPLOYMENT (CLASS B1, HIGH QUALITY BUSINESS PARK COMPRISING UP TO 19,500 SQM GROSS FLOORSPACE) AND RETAIL (USE CLASS A1 GROCERY STORE OF UP TO 4,459 SQM NET SALES AREA) TOGETHER WITH PARKING, NEW HIGHWAY AND ASSOCIATED SERVICING, INFRASTRUCTURE & LANDSCAPING.

Has building or works already been carried out? ☐ Yes ☒ No

If Yes, please state the date when building or works were started (DD/MM/YYYY):

(date must be pre-application submission)

Have the works been completed? ☐ Yes ☒ No

If Yes, please state the date when the works were completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix: House name: Address 1: LAND AT OLDLANDS FARMAddress 2: SHRIPNEY ROADAddress 3: Town: BOGNOR REGISCounty: WEST SUSSEXPostcode (optional): Description of location or a grid reference.
(must be completed if postcode is not known):Easting: 494145 Northing: 101435

Description:

5. Pedestrian and Vehicle Access, Roads and Rights of WayIs a new or altered vehicle access proposed to or from the public highway? ☒ Yes ☐ No ☐ UnknownIs a new or altered pedestrian access proposed to or from the public highway? ☒ Yes ☐ No ☐ UnknownAre there any new public roads to be provided within the site? ☒ Yes ☐ No ☐ UnknownAre there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No ☐ UnknownDo the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☒ No ☐ Unknown

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

SEE HGP PLANS REFERENCE
NUMBERS: 05.058.25, 05.058.18 and
271.01**3. Neighbour and Community Consultation**Have you consulted your neighbours or the local community about the proposal? ☒ Yes ☐ No

If Yes, please provide details:

ASDA HELD A PUBLIC CONSULTATION AT THE
REGIS CENTRE ON 2 & 3 NOVEMBER 2007.**5. Pre-application Advice**Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

KEITH WEYWAY, RICHARD MCMANN & STEPHEN CANTWELL

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

MARCH 2007

Details of pre-application advice received?

7. Waste Storage and CollectionDo the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No ☐ Unknown

If Yes, please provide details:

SEE DESIGN & ACCESS STATEMENT

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No ☐ Unknown

If Yes, please provide details:

9. Council Employee / MemberIs the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☒ No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls			☐	☐	
Roof			☐	☐	
Windows			☐	☐	
Doors			☐	☐	
Boundary treatments (e.g. fences, walls)			☐	☐	
Vehicle access and hard-standing			☐	☐	
Lighting			☐	☐	
Others (please specify)			☐	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☐ Yes

☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Unknown total proposed (including spaces retained)	Difference in spaces
Cars	0	1238	☐	
Light goods vehicles/ public carrier vehicles	0		☐	
Motorcycles	0	TBC	☐	
Disability spaces	0	TBC	☐	
Cycle spaces	0	TBC	☐	
Other (e.g. Bus)	0		☐	
Other (e.g. Bus)	0		☐	

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
 ☐ Cess pit
☐ Septic tank
 ☐ Other
☐ Package treatment plant
 ☐ Unknown

Are you proposing to connect to the existing drainage system? ☐ Unknown ☐ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☒ Yes ☐ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☒ Yes ☐ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No ☐ Unknown

How will surface water be disposed of?

- ☒ Sustainable drainage system
 ☐ Existing watercourse
☒ Soakaway
 ☒ Pond/lake
☒ Main sewer
 ☐ Unknown

15. Existing Use

Please describe the current use of the site:

AGRICULTURAL LAND

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

AGRICULTURAL LAND

When did this use end (if known)?
(DD/MM/YYYY)
(date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes☒ No

If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Total proposed residential units (A+B+C+D) =**Existing Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Total existing residential units (E+F+G+H) =**TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):**

19. All Types of Development: Non-residential Floorspace

ARLUN DISTRICT COUNCIL REF/11/08

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes

☐ No

☐ Unknown

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	☐			7,507	
Shops	☐				
Net tradable area:	☐			4,459	
A2	☐				
Financial and professional services	☐				
A3	☐				
Restaurants and cafes	☐				
A4	☐				
Drinking establishments	☐				
A5	☐				
Hot food takeaways	☐				
B1 (a)	☐				
Office (other than A2)	☐				
B1 (b)	☐				
Research and development	☐				
B1 (c)	☐				
Light industrial	☐				
B2	☐				
General industrial	☐				
B8	☐				
Storage or distribution	☐				
C1	☐				
Hotels and halls of residence	☐				
C2	☐				
Residential institutions	☐				
D1	☐				
Non-residential institutions	☐				
D2	☐				
Assembly and leisure	☐				
OTHER	☐				
Please specify	☐				
	☐				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Unknown	Total rooms proposed (including changes of use)	Unknown	Net additional rooms
C1	Hotels	☐		☐		☐	
C2	Residential Institutions	☐		☐		☐	
Other	Hostels	☐		☐		☐	

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees				
Proposed employees			1200 + 240	

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
A1	24 hrs	24 hrs	24 hrs	
B1(a), B1(b), B1(c)	0700 – 1900	0700 – 1900		

22. Site Area

Please state the site area in hectares (ha)

8

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☒ No ☐ Unknown

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Unknown	Maximum annual operational throughput in tonnes (or litres if liquid waste)	Unknown
Inert landfill	☐		☐		☐
Non-hazardous landfill	☐		☐		☐
Hazardous landfill	☐		☐		☐
Energy from waste incineration	☐		☐		☐
Other incineration	☐		☐		☐
Landfill gas generation plant	☐		☐		☐
Pyrolysis/gasification	☐		☐		☐
Metal recycling site	☐		☐		☐
Transfer stations	☐		☐		☐
Material recovery/recycling facilities (MRFs)	☐		☐		☐
Household civic amenity sites	☐		☐		☐
Open windrow composting	☐		☐		☐
In-vessel composting	☐		☐		☐
Anaerobic digestion	☐		☐		☐
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		☐		☐
Sewage treatment works	☐		☐		☐
Other treatment	☐		☐		☐
Recycling facilities construction, demolition and excavation waste	☐		☐		☐
Storage of waste	☐		☐		☐
Other waste management	☐		☐		☐
Other developments	☐		☐		☐

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☒ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served
WEST SUSSEX COUNTY COUNCIL	HIGHWAYS DEPARTMENT, DRAYTON LANE, DRAYTON PO20 2AJ	07.01.08

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

07.01.2008

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

5 Neither Certificate A or B can be issued for this application

5 All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE D**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

I certify/ The applicant certifies that:

5 Certificate A cannot be issued for this application

5 All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

07.01.2008

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

- | | | | |
|--|-------------------------------------|---|-------------------------------------|
| 4 completed and dated application form with 3 copies: | ☒ | The correct fee: | ☒ |
| 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: | ☒ | 3 copies of a design and access statement: | ☒ |
| 3 copies of other plans and drawings or information necessary to describe the subject of the application: | ☒ | 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): | ☐ |
| | | 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): | ☒ |

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

07.01.2007

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?



Yes



No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)*

Agent



Applicant



Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



Chartered Surveyors

85 King William Street
London
EC4N 7BL
Tel 020 7896 8000
Fax 020 7896 8002
www.driversjonas.com

Regulated by RICS

FAO Highways Manager
Highway Department
West Sussex County Council
Drayton Lane
Drayton
Nr Chichester
West Sussex
PO20 2AJ

Our ref NT/051984

07 January 2008

Dear Sir / Madam

Notice Under Article 6 (S.65 of T&CPA 1990) Application for Planning Permission

We enclose a Notice under Section 65 of the Town and Country Act 1990. This notice informs you we have submitted an application on behalf of Asda Stores Ltd and the Trustees of Langmead Estates to Arun District Council at Oldlands Farm, Bognor Regis for the following development:

"Mixed-use employment (Use Class B1, high quality business park comprising up to 19,500 sqm gross floorspace) and retail (Use Class A1 grocery store of up to 4,459 sqm net sales area), together with parking, new highway and associated servicing, infrastructure and landscaping".

If you wish to make any comments, you can do so by contacting the Planning Department at Arun District Council, Maltravers Road, Littlehampton, West Sussex, BN17 5LF.

If you have any queries, or require any further information, please contact me or my colleague Ed Tibbetts at this office.

Yours faithfully

Nick Taylor
DRIVERS JONAS

nicktaylor@driversjonas.com
Tel: 020 7896 8086 Fax: 020 7896 8001



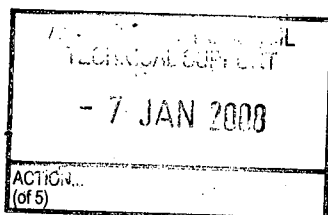
Chartered Surveyors

85 King William Street
London
EC4N 7BL
Tel 020 7896 8000
Fax 020 7896 8002
www.driversjonas.com

Regulated by RICS

Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Our ref NT/051984



07 January 2008

FAO: Keith Wheway

Dear Sir

Oldlands Farm Business Park, Bognor Regis - Planning Application

Introduction

On behalf of our clients, Asda Stores Ltd and the Trustees of the Langmead Estate, we are pleased to enclose with this letter an outline planning application for planning permission for the following development:

"Mixed-use employment (Use Class B1, high quality business park comprising up to 19,500 sqm gross floorspace) and retail (Use Class A1 grocery store of up to 4,459 sqm net sales area), together with parking, new highway and associated servicing, infrastructure and landscaping".

Approval is sought for access and layout, with appearance, landscaping and scale reserved for future approval.

The Site

Oldlands Farm forms part of an approved urban extension to the north of Bognor Regis. At present, the land is currently in agricultural use and there are no buildings on the site.

The land is designated in the Adopted Local Plan (2003) for a "high quality" business park development under Policy Site 5 and Site 6.

In total, the land identified under Site 6 extends to approximately 20 hectares (50 acres), with the first phase of development that is the subject of this planning application comprising 8 hectares (20 acres) and the remaining land (12 hectares/30 acres) to be developed in subsequent phases.

The Proposal

The proposal is to develop a high quality business development at Oldlands Farm totalling some 19,500 sq m (gross) with an ASDA foodstore (7,507 sq m gross).

A speculative office unit of 1,100 sq m will be constructed. This will be made available at the same time that the foodstore opens. All of the remaining developments plots will be serviced.

A central spine road is proposed that leads to an internal distributor roundabout and this forms the basis of dividing the site into five development plots, as well as providing two access routes to later phases of development. Four of the plots are proposed for business use and one of the plots for the foodstore.

The foodstore will be located on the southern part of the site with a gross floorspace of 7,500 sq m and a net sales area of 4,459 sq m. The design of the store is generic to ASDA's 'concept' store. This standard of design and finish is appropriate for this gateway site. The store will sell a range of convenience and comparison goods (2,973 sq m and 1,486 sq m, respectively).

Application Documents

This planning application submission comprises:

- (a) completed planning application form;
- (b) cheque for £11,745;
- (c) drawings references: 05.058.25, 05.058.18 and 271.01;
- (d) Design and Access Statement;
- (e) Environmental Statement;
- (f) Planning and Retail Statement; and
- (g) Transport Assessment.

Additionally, a statement of pre-application community consultation is provided in support of the application (Local Dialogue).

We have provided twelve hard copies of the full planning application with A1 drawings.

Conclusion

The Oldlands Farm site is allocated in the Adopted Local Plan 2003 for development as a high quality business park. Therefore, this application for a high quality business park and an Asda store is consistent with the Council's wider aspirations for the regeneration of Bognor Regis and the development of Site 6.

The retail proposal will offer increased choice and competition, will meet an identified quantitative and qualitative need and will not harm the town centre nor undermine the Council's initiatives for the regeneration of Bognor Regis town centre or any other centre.

In summary, the proposed development is consistent with the development plan and national planning policy guidance and it is therefore considered that planning permission should be granted for the proposed development.

If you have any queries, or require any further information, please contact me or my colleague Ed Tibbetts at this office.

Yours faithfully


Nick Taylor
DRIVERS JONAS


Cc: Sue Smales – Asda
John Fields – Trustees of the Langmead Estate