



5 Bolton Street
London
W1J 8BA

Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

11 February 2021

Dear Sir or Madam

EXTERNAL CHANGES TO UNIT 1B, BOGNOR REGIS RETAIL PARK PO22 9TR

We are instructed by our client, Zurich Assurance Limited to submit the enclosed planning application for minor external alterations at the existing retail store, Unit 1B at the Bognor Regis Retail Park, PO22 9TR. The proposals are progressed to modernise and improve the visual appearance of the existing store and make it suitable for occupation by the proposed new occupier of the unit, The Food Warehouse. The proposals also enlarge the pre-existing plant enclosure at the rear of the property.

The unit is currently occupied by Lidl. Lidl will be vacating the store imminently to occupy their new store located at the Oldlands Farm development. The refurbishment of the store is required to meet the requirements of the incoming tenant, and without which, the unit is anticipated to remain vacant.

Note that this application excludes external mechanical plant and signage which is the responsibility of the incoming tenant.

The application has been submitted via the Planning Portal (reference PP-09515057) and comprises the following documents:

- This Cover Letter
- A design and Access Statement prepared by Workman
- A Site Location Plan
- Existing Plan no. L200810-A06-01
- Existing front elevation no. L200810-B06-01
- Existing rear elevation no. L200810-B06-02
- Proposed Plan no. L200810-A06-02
- Proposed front elevation no. L200810-B06-03a
- Proposed Rear Elevation no. L200810-B06-04
- Block Plan no. L200810-D06-02
- CIL Questions form

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Montagu Evans LLP is a limited liability partnership registered in England and Wales with registered number OC312072. Registered office 5 Bolton Street London W1J 8BA.
A list of members' names is available at the above address.

The proposed development site is located within Flood Zone 1 and so no Flood Risk Assessment is submitted with this application.

THE PROPOSED DEVELOPMENT

The development comprises the minor external alterations to the existing retail unit to modernise and improve the appearance of the unit. The alterations can be summarised as follows:

- Removing the existing overhanging canopy;
- The refurbishment of the elevation to include the introduction of a new glazed façade;
- The infilling of redundant openings on the rear elevation;
- The existing external stacked plant area will be replaced by a new caged plant enclosure;
- The roof is to be overclad with new insulation and metal finish.

The proposed external alterations will improve the appearance of the existing building, by way of replacement cladding along the two key elevations, new shopfront glazing and entrances, and will therefore contribute positively to the character of the local area.

We trust the enclosed is sufficient for you register this planning application, and we look forward to receiving confirmation of validation in due course.

Please do not hesitate to contact Tim Miles (tim.miles@montagu-evans.co.uk) if you require any further information that may assist in the consideration of this submission.

Yours faithfully,

TIM MILES

Partner

