

PD11375/CB/CBB/LB

er

08

Head of Planning
Planning Services
Arun District Council
Civic Centre
Littlehampton
West Sussex
BN17 5LF

Dear Sir or Madam,

**SECTION 62 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR EXTERNAL ALTERATIONS TO THE FRONT ELEVATIONS OF THE RETAIL TERRACE
AND MINOR ALTERATIONS TO SITE LAYOUT**

UNITS A, B, C1 AND C2, ARUN RETAIL PARK, SHRIPNEY ROAD, BOGNOR REGIS, PO22 9NF

PLANNING PORTAL REFERENCE: PP-07590696

On behalf of BBC Pension Trust Limited, we seek planning permission for external alterations to refurbish the front elevations of Units A, B, C1 and C2 and minor alterations to the site layout at Arun Retail Park in Bognor Regis.

The application has been submitted via the Planning Portal (PP-07590696), comprising the following documents:

- This covering letter;
- The completed application forms;
- Flood Risk Statement;
- Application Drawings:
 - Drawing Ref: URB AR[08]00 01-D01 – 'Site Location Plan';
 - Drawing Ref: URB AR[08]00 02-D00 – 'Site Block Plan as Existing';
 - Drawing Ref: URB AR[08]00 03-D00 – 'Site Block Plan as Proposed';
 - Drawing Ref: URB AR[08]70 01-D00 – 'Elevations as Existing';
 - Drawing Ref: URB AR[08]70 02-D00 – 'Elevations as Proposed';
 - Drawing Ref: URB AR[08]80 01-D00 – 'Typical Sections as Existing'; and
 - Drawing Ref: URB AR[08]80 02-D00 – 'Typical Sections as Proposed'.

The Application Site

The application site comprises the front elevations of Units A, B, C, C1 and C2 and a small area of car parking in front of Units A and B, Arun Retail Park.

The Retail Park is located on Shripney Road (A29), a key dual-carriageway linking the north of Bognor Regis with the Town Centre. The surrounding 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/trade park units to the north-east and west. There are residential properties and a Caravan Centre immediately to the north of the Retail Park.

Operators at the Arun Retail Park include B&Q, Pets at Home, Carpetright, M&S Foodhall, Next, Pizza Hut, Burger King and Costa Coffee.

The specific area subject to this application, is illustrated on Drawing Ref: URB AR[08]00 01-D01 – ‘Site Location Plan’.

The Proposed Development

This application seeks planning permission for external works to refurbish the front elevations of Units A, B, C1 and C2 and minor alterations to the site layout at Arun Retail Park in Bognor Regis.

The existing elevations are out-dated and in need of refurbishment and repair. The physical works proposed will significantly enhance the overall appearance of the Retail Park and improve the shopping environment for customers. The development will also facilitate significant private sector investment and the application site and within the District.

The additional glazing will create a more modern feel and will be in-keeping with the higher quality design of Units D1 and D2 (M&S Foodhall and Next).

The proposed elevations are illustrated on Drawing Ref: URB AR[08]70 02-D00 – ‘Elevations as Proposed’ and include the following principal elements:

- New shopfronts, including new glazing and bi-parting doors on Units C1 and C2;
- New tenant signage zones and signage canopies;
- High level cladding (white) to replace existing;
- Existing entrance doors for Unit A&B retained and re-sprayed to match the new elevations; and
- New brick pier, to match the existing;

The proposed development includes some minor physical works, in order to facilitate the revised elevations. These are also illustrated on Drawing Ref: URB AR[08]70 02-D00 – ‘Elevations as Proposed’. They are limited to the following:

- Car parking spaces in front of Unit A&B to be reconfigured, resulting in the loss of one car parking space. The two new reconfigured spaces will both be allocated as disabled bays; and
- Installation of bollards in front of new shopfronts.

Please note that individual adverts on the signage zones will be subject to separate applications for advertisement consent.

Paragraph 127 of the NPPF states that developments should function well and add to the overall quality of the area, be visually attractive as a result of good architecture, layout and appropriate and effective landscaping and create places that are safe, inclusive and accessible, with a high standard of amenity for existing users.

Policy DSP1 of the adopted Local Plan (2018) states that all proposals should reflect the characteristics of the site and local area in their layout, landscaping, materials, finish and architectural feel.

The existing front elevations and signage zones for the units are out-dated and in need of refurbishment and repair. The proposed design will introduce additional glazing to the shopfronts along with more modern tenant signage zones above the entrance to each unit.

The physical works proposed will significantly enhance the overall appearance of the property and improve the shopping environment for customers.

We conclude that the proposed development accords with the aspirations and objectives of Paragraph 127 of the NPPF and Policy DSP1 of the Local Plan. We do not consider the application to be contentious in any way.

The proposed development does not create any new floorspace at the site and therefore does not trigger the requirement for an assessment of sequential sites and will not trigger any unacceptable impacts on defined centres.

Summary and Conclusion

This application seeks planning permission for external works to refurbish the front elevations of Units A, B, C1 and C2 and minor alterations to the site layout at Arun Retail Park in Bognor Regis.

The proposed development will facilitate private sector investment at the application site and will significantly improve the appearance of the property and the shopping environment.

The proposed development accords with the principle of securing good design and is not deemed to be in any way contentious.

We conclude that the proposed development accords with the development plan and all other material considerations, particularly the overarching objective of the NPPF to deliver sustainable economic development. We respectfully request that the application is approved and planning permission is granted without delay.

We trust that [REDACTED] series please do not
hesitate to contact [REDACTED] or Craig Blatchford
(020 7866 86 [REDACTED])

Yours faithfully,