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Our ref: NTH/JCW/RHTUI/J6462

Dear Sir

Town and Country Planning Act 1990 (as amended)
Units D1 and D2, Arun Retail Park, Bognor Regis

We act on behalf of our client, BBC Pension Trust Ltd c/o Orchard Street Investment Management, and are instructed to submit a full planning application for:

"The introduction of new mezzanine floorspace of 485.9 sq. m GEA (as a replacement of the existing mezzanine of 438.2 sq. m GEA) within Unit D1 and a small extension of 13.3 sq. m GEA at ground floor level, the use of Unit D1 for food and drink sales without complying with condition 4 of planning permission BE/169/88, new shopfront and other façade works, tenant plant enclosure and other associated works.

The change of use of Unit D2 from sui generis to Class A1 retail use including for clothes sales and an ancillary cafe, a side extension of 177.1 sq. m GEA and an 820.7 sq. m GEA mezzanine floorspace to Unit D2, façade works and other associated works at Arun Retail Park."

Accordingly, this application comprises four copies of:

- The planning application forms signed and dated;
- The relevant certificate (Certificate B);
- The existing and proposed plans, sections and elevations, prepared by Urban Edge;
- Design and Access Statement, prepared by Urban Edge;
- Retail Planning Assessment, prepared by Gerald Eve LLP;
- Transport Assessment, prepared by TTP Consulting;
- Operator Statement on behalf of Marks and Spencer PLC, prepared by Nathaniel Lichfield & Partners;
- Flood Risk Assessment, prepared by ENVIRON;
- Noise Report, prepared by LCP Acoustics.

We also enclose a cheque for £1,155.00 made payable to Arun District Council in respect of the requisite application fee. This is calculated on the basis of the 190.4 sq. m of additional floorspace where the fee is £385 per each 75 sq. m. The fee for the mezzanine floorspace is £195.00 but has been discounted on the basis that the additional floorspace figure is the highest of the two.

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This application represents part of BBC Pension Trust Ltd's on-going management strategy for the retail park, to improve the facilities available within the retail park.

The Site

The site for the proposed development is Units D1 and D2 at Arun Retail Park, which is located approximately 1.8km north of Bognor Regis town centre. Unit D1 was previously occupied by Comet and Unit D2 was previously occupied by Kwik-Fit.

The wider area is characterised by a mix of larger scale uses on either side of the A29 Shripney Road. A new modern and large Sainsbury's store has opened recently, directly opposite Arun Retail Park on the other side of the A29. This has significantly changed the character of the area, improving the appearance of the area and modernising the retail offer.

The Proposal

Planning permission is sought for the introduction of an additional 177.1 sq. m GEA at ground floor level at Unit D2 and the introduction of 820.7 sq. m GEA of mezzanine floorspace. At Unit D1, it is proposed to introduce additional mezzanine floorspace of 47.7 sq. m GEA which will be for non-trading and a small ground floor extension of 13.3 sq. m GEA. It is proposed to change the use of Unit D2 to permit Class A1 retail, including clothing and food sales. Associated facade works to both Units D1 and D2 are also proposed.

The proposed new retail tenant is Marks and Spencer Simply Food for Unit D1 and Next for Unit D2. The proposed Marks and Spencer Simply Food and Next stores will provide a distinctive and high quality modern retail offer to Arun Retail Park and to this part of Bognor Regis.

The proposed development will allow for significant investment into a tired retail park and the proposed new facades and the associated general improvements will enhance the appearance of the park and of the local area. The new, modern and high quality Next and Marks and Spencer Simply Food units will be a gateway site for a new and improved retail park, creating a greater amount of interest in the site. It is hoped that the proposed development will act as a catalyst for further development in the retail park in the future, improving the retail offer and the aesthetic appearance of the area for the long term future.

The proposals will also contribute to improving the character and appearance of this key approach to Bognor Regis and taken alongside the new Sainsbury's store opposite, the proposed development would contribute to establishing a modern and attractive gateway to Bognor Regis.

Further detail can be found in the Planning and Retail Statement submitted as part of this application.

Summary

It is BBC Pension Trust Ltd's aim to upgrade its portfolio in order to meet modern occupiers and customer requirements and improve the quality of the facilities provided within Arun Retail Park.

To this end, the proposed additional and improved floorspace at Units D1 and D2 and associated facade alterations and the change of use of Unit D2 from sui generis to Class A1 use are considered appropriate.

The proposals will facilitate significant investment into Arun Retail Park, improving the character and appearance of the park and of the surrounding area, providing new, modern and high quality Next and Marks and Spencer Simply Food units for Bognor Regis. The effect of the proposed development on Bognor Regis and Littlehampton town centres has been fully assessed in the enclosed Planning and Retail Statement, which concludes that neither will experience significant adverse impacts. The Statement also concludes that the proposed development complies with the requirements of the sequential test and with other relevant national guidance and local policy.

It is on this basis that we consider that the proposal is acceptable and should be granted planning permission accordingly.

We trust that this submission is sufficient for you to determine the application but should you have any questions please do not hesitate to contact either James Wickham (0207 333 6353) or Rachel Turner (0207 333 6290) of this office.

Yours faithfully



Gerald Eve LLP



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