

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:		Surname:	
Company name	BBC Pension Trust Ltd c/o Orchard Street Investment Management				
Street address:	c/o Agent			Country Code	
				National Number	
				Extension Number	
Town/City				Telephone number:	
County:				Mobile number:	
Country:				Fax number:	
Postcode:				Email address:	

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	James	Surname:	Wickham
Company name:	Gerald Eve LLP				
Street address:	72 Welbeck Street			Country Code	
				National Number	
				Extension Number	
Town/City	London			Telephone number:	
County:	London			Mobile number:	
Country:				Fax number:	
Postcode:	W1G 0AY			Email address:	

3. Description of the Proposal

Please describe the proposed development including any change of use:

"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."

Has the building, work or change of use already started? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:		Suffix:	
House name:	Units D1 and D2		
Street address:	Arun Retail Park		
	Shripney Road		
Town/City:	Bognor Regis		
County:	West Sussex		
Postcode:	PO22 9NF		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	494054
Northing:	100713

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):

Officer name:

Title:	Mr	First name:	Qian	Surname:	Cronin
--------	---------------------------------	-------------	-----------------------------------	----------	-------------------------------------

Reference:

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

Details of the pre-application advice received:

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

9. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

Please see drawings and Design and Access Statement

Description of *proposed* materials and finishes:

Please see drawings and Design and Access Statement

Roof - description:

Description of *existing* materials and finishes:

Please see drawings and Design and Access Statement

Description of *proposed* materials and finishes:

Please see drawings and Design and Access Statement

Windows - description:

Description of *existing* materials and finishes:

Please see drawings and Design and Access Statement

Description of *proposed* materials and finishes:

Please see drawings and Design and Access Statement

Doors - description:

Description of *existing* materials and finishes:

Please see drawings and Design and Access Statement

Description of *proposed* materials and finishes:

Please see drawings and Design and Access Statement

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:

Please see drawings and Design and Access Statement

10. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	268	257	-11
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	17	17	0
Cycle spaces	0	62	62
Other (e.g. Bus)	3	1	-2
Short description of Other	2 Existing MOT Bays going. One existing Van Hire space staying as existing.		

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

12. 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 an appropriate 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

How will surface water be disposed of?

☐ Sustainable drainage system

☒ Main sewer

☐ Pond/lake

☐ Soakaway

☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, 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

14. Existing Use

Please describe the current use of the site:

Sui generis and Class A1

Is the site currently vacant? ☒ Yes ☐ No

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

Sui generis and Class A1

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

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

15. 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 may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. 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 design, demolition and construction - Recommendations'.

16. Trade Effluent

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

17. Residential Units

Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	1391.2	0.0	3167.7	3153.3
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0

18. All Types of Development: Non-residential Floorspace (continued)

B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	717.7	0.0	0.0	0.0
	Total	2108.9	0.0	3153.3	3153.3

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
-----------	--------------	--	---	----------------------

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday Start Time End Time	Saturday Start Time End Time	Sunday and Bank Holidays Start Time End Time	Not Known
A1				☒
A2				☒
A3				☒
A4				☒
A5				☒
B1A				☒
B1B				☒
B1C				☒
B2				☒
B8				☒
C1				☒
C2				☒
D1				☒
D2				☒
Other				☒

21. Site Area

What is the site area?

00.22

hectares

22. 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:

n/a

Is the proposal for a waste management development?

☐ Yes

☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes

☒ No

24. 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)

☒ The agent ☐ The applicant ☐ Other person

25. Certificates(Certificate B)

Certificate of Ownership - Certificate B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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*) and/or agricultural tenant ("*agricultural tenant*" has the meaning given in section 65(8) of the Town and Country Planning Act 1990) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served																								
<table><tr><td>Name</td><td colspan="3">Steven Groves, Unit A & B, B&Q, Arun Retail Park</td></tr><tr><td>Number:</td><td></td><td>Suffix:</td><td></td></tr><tr><td>Street:</td><td colspan="3">Chestnut House, Chestnut Avenue</td></tr><tr><td>Locality:</td><td colspan="3">Chandlers Ford,</td></tr><tr><td>Town:</td><td colspan="3">Eastleigh, Hampshire</td></tr><tr><td>Postcode:</td><td colspan="3">SO53 3LE</td></tr></table>	Name	Steven Groves, Unit A & B, B&Q, Arun Retail Park			Number:		Suffix:		Street:	Chestnut House, Chestnut Avenue			Locality:	Chandlers Ford,			Town:	Eastleigh, Hampshire			Postcode:	SO53 3LE			24/03/2014
Name	Steven Groves, Unit A & B, B&Q, Arun Retail Park																								
Number:		Suffix:																							
Street:	Chestnut House, Chestnut Avenue																								
Locality:	Chandlers Ford,																								
Town:	Eastleigh, Hampshire																								
Postcode:	SO53 3LE																								
<table><tr><td>Name</td><td colspan="3">Emma Silver, Unit C, Carpetright, Arun Retail Park</td></tr><tr><td>Number:</td><td></td><td>Suffix:</td><td></td></tr><tr><td>Street:</td><td colspan="3">Property Development, Harris House, Purfleet Bypass</td></tr><tr><td>Locality:</td><td colspan="3"></td></tr><tr><td>Town:</td><td colspan="3">Purfleet, Essex</td></tr><tr><td>Postcode:</td><td colspan="3">RM19 1TT</td></tr></table>	Name	Emma Silver, Unit C, Carpetright, Arun Retail Park			Number:		Suffix:		Street:	Property Development, Harris House, Purfleet Bypass			Locality:				Town:	Purfleet, Essex			Postcode:	RM19 1TT			24/03/2014
Name	Emma Silver, Unit C, Carpetright, Arun Retail Park																								
Number:		Suffix:																							
Street:	Property Development, Harris House, Purfleet Bypass																								
Locality:																									
Town:	Purfleet, Essex																								
Postcode:	RM19 1TT																								
<table><tr><td>Name</td><td colspan="3">Rebecca Jubert, Unit D, Pets at Home, Arun Retail Park</td></tr><tr><td>Number:</td><td></td><td>Suffix:</td><td></td></tr><tr><td>Street:</td><td colspan="3">Epsom Avenue,</td></tr><tr><td>Locality:</td><td colspan="3">Stanley Green Trading Estate</td></tr><tr><td>Town:</td><td colspan="3">Handforth, Cheshire</td></tr><tr><td>Postcode:</td><td colspan="3">SK9 3RN</td></tr></table>	Name	Rebecca Jubert, Unit D, Pets at Home, Arun Retail Park			Number:		Suffix:		Street:	Epsom Avenue,			Locality:	Stanley Green Trading Estate			Town:	Handforth, Cheshire			Postcode:	SK9 3RN			24/03/2014
Name	Rebecca Jubert, Unit D, Pets at Home, Arun Retail Park																								
Number:		Suffix:																							
Street:	Epsom Avenue,																								
Locality:	Stanley Green Trading Estate																								
Town:	Handforth, Cheshire																								
Postcode:	SK9 3RN																								
<table><tr><td>Name</td><td colspan="3">Tom Cropp, Unit G, Pizza Hut, Arun Retail Park</td></tr><tr><td>Number:</td><td></td><td>Suffix:</td><td></td></tr><tr><td>Street:</td><td colspan="3">1 Imperial Place, Bstree Way</td></tr><tr><td>Locality:</td><td colspan="3"></td></tr><tr><td>Town:</td><td colspan="3">Borehamwood, Hertfordshire</td></tr><tr><td>Postcode:</td><td colspan="3">WD6 1JN</td></tr></table>	Name	Tom Cropp, Unit G, Pizza Hut, Arun Retail Park			Number:		Suffix:		Street:	1 Imperial Place, Bstree Way			Locality:				Town:	Borehamwood, Hertfordshire			Postcode:	WD6 1JN			24/03/2014
Name	Tom Cropp, Unit G, Pizza Hut, Arun Retail Park																								
Number:		Suffix:																							
Street:	1 Imperial Place, Bstree Way																								
Locality:																									
Town:	Borehamwood, Hertfordshire																								
Postcode:	WD6 1JN																								

Title: Mr First name: Gerald Surname: Eve

Person role: Agent Declaration date: 24/03/2014 ☒ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 24/03/2014