

It is noted that mezzanine floor spaces does not have the same generation characteristics as ground floor space; previous research demonstrates that mezzanines have a lower generation as they typically offer a greater range of products to the existing customer base as opposed to attracting a significant number of new customers. In addition, the site is located in close proximity to existing retail offering and there would be a large element of cross-visitation or linked trips expected.

The applicant has not made a reduction in the proposed trip generation and has used a reduction of 30% to represent the element of linked trips, while evidence such as TRICS report 95/2 suggests that up to 70% would be considered appropriate; the assessment undertaken by the applicant is considered to be robust. No capacity constraints are noted and the LHA are satisfied that the proposals will not have a severe impact on the operation of the highway network.

Parking

Following on from the trip assessment, the applicant has undertaken an assessment of the parking capacity. A survey of the current provision indicates that up to 50% of the spaces are occupied during peak operating hours on a Saturday. The proposed development will increase occupation by up to 107 spaces, although no reduction has been made for cross-visitation (customers that will already be at the retail park so would not represent a 'new' car parked on the site). The assessment demonstrates that there is sufficient parking capacity on-site to accommodate the proposed development, with a residual capacity of at least 27%.

Sheltered cycle parking, in accordance with WSCC standards, is to be provided.

Servicing and Travel Plan

The stores will use the existing service arrangements to the rear of the site; these are considered to be appropriate.

While a development of this scale would not require a full Travel Plan to be provided in support of the application, a draft Travel Plan Statement has been included. Occupiers of the site would look to implement their own organisation specific plans in accordance with their own staff and operating policies.

Conditions

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Dominic Smith
Strategic Planning

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 22 April 2014 16:37
To: SU Local Development
Subject: Planning Consultation on: BE/37/14/PL

To: **WSCC(ROW/Strategic/Highways/Archaeology/Ecology)**

**NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order
2010 (as amended) - Articles 16 & 18 Consultation before the grant of permission
Planning Permission**

APPLICATION NO: BE/37/14/PL

Registered: 15th April
2014

Site Address: Units D1 and D2 Arun Retail Park, Shripney Road Bognor
Regis PO22 9NF

Grid Reference: 494054 100712

Description of Works: The introduction of new (replacement) mezzanine floorspace of 485.9 sq. m within Unit D1 and a small extension of 13.3 sqm 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 facade 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 sqm and an 820.7 sqm mezzanine floorspace to Unit D2, facade works and other associated works at Arun Retail Park.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 15-MAY-14.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mr C Cronin who can be contacted on telephone number 01903 737776.

Regards
Planning Officer

consultee_email

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