

**From:** Simon Davis  
**Sent:** 19 June 2025 17:37  
**To:** Planning Scanning  
**Subject:** FW: Response To Application Number BR/97/25/PL at The Arcade

Planning  
Planning Correspondence "Ref Highway and Env Health comments"  
Redaction please

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**From:** Gary Morris [REDACTED]  
**Sent:** 19 June 2025 16:47  
**To:** Simon Davis <Simon.Davis@arun.gov.uk>  
**Subject:** RE: Response To Application Number BR/97/25/PL at The Arcade

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Thanks Simon,

I've asked Chris to prepare that... might take a little while as I expect it's outside of the scope of his current instruction.

I will get back to you on the EHO point, and also the overlooking point – for which I received a plan from the architect, but I need to look at it in more detail as I don't think it currently deals with everything you asked for.

**GARY MORRIS** MRTPI  
**Partner**



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**From:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>  
**Sent:** 19 June 2025 11:53  
**To:** Gary Morris [REDACTED]  
**Cc:** Chris Long <[REDACTED]>  
**Subject:** RE: Response To Application Number BR/97/25/PL at The Arcade

Dear Gary,

Thanks for this. I recall the previous conversation about the proposal not requiring a TS. WSCC Highways may not be aware of our own validation requirements. In this instance, I would suggest you provide a short letter response to the points raised and I will then forward back to them for their comments.

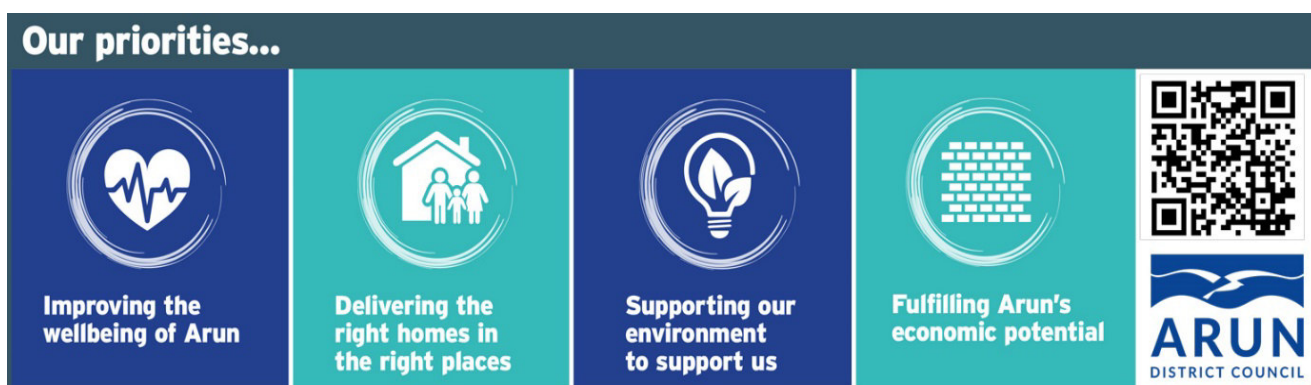
Kind Regards

Simon

**Simon Davis** MRTPI  
**Principal Planning Officer**, Directorate of Growth  
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**From:** Gary Morris [REDACTED]  
**Sent:** 18 June 2025 16:46  
**To:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>  
**Cc:** Chris Long [REDACTED]  
**Subject:** RE: Response To Application Number BR/97/25/PL at The Arcade

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Simon,

I've discussed the highway response with Ridge & Partners, whose transport team provided the parking note.

Our initial thought is that a Transport Statement should not be necessary for this development. You will recall that the pre-app advice covered "highways and parking" and that no transport statement was stated as being required. There are some individual points that we can respond to, such as servicing arrangements (which will largely be the same as for the existing arcade units) but some of the points do not seem to warrant a detailed response, for example:

Accessibility credentials of the site: Having acknowledged that the site is in the centre of the defined town centre (an allocation which is the very definition of an accessible location), I'm not sure what is to be gained from repeating this. Surely, the local planning authority already took into account all this knowledge in allocating Bognor Regis town centre as such?

Bike parking – I note you have gone back to WSCC on this point.

Works to public highway - There are no works proposed to the floor of the Arcade at this time. I guess the new entrance on the southern end could potentially have some very minor impact on the width, compared to the current situation, but that's not going to be anything notable. Perhaps we could wait to see what the "Area Office" come back with, but ultimately, any changes to the highway would surely need a non-planning consent (S38/S278?) before commencing and therefore any works would be covered under that?

Trip Generation – similar to the comment on accessibility, given that this is in a town centre where the authority should want to encourage trip generation, I'm not sure what we could say about this. Having accepted the argument that no parking spaces are required for the residential element, that only leaves the replacement retail unit to consider – and surely, any change would be immaterial in this regard. Even if the unit was effective in attracting more trips, surely this would be seen as a good thing in a defined town centre?

Travel Plan Statement – again, as above, given the highly sustainable and accessible nature of the site, we do not consider that the request for a travel plan statement is proportional to the development proposed. Please could this request be reconsidered or, at worst, pushed to a condition?

More than happy to discuss on the phone if easier.

Kind regards

**GARY MORRIS** MRTPI  
Partner



**From:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>  
**Sent:** 16 June 2025 16:48  
**To:** Gary Morris [REDACTED]  
**Subject:** FW: Response To Application Number BR/97/25/PL at The Arcade

Dear Gary,

Please see attached Highway comments which requires your response.

I have noted that they state, "Cycle parking details of 24 x spaces which is under provision." I believe they have not spotted the 11 upper ground floor spaces". I will make them aware of this.

Kind Regards

Simon

**Simon Davis MRTPI**

**Principal Planning Officer**, Directorate of Growth

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