



Our Ref. A078534

Planning Portal Ref. PP-03313765

Mr. C. Cronin
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

10th April 2014

Dear Cian,

Sainsbury's Supermarkets Ltd.

Unit C, Rustington Retail Park, New Road, Rustington, BN16 3RT

Application under Section 73 of the Town and Country Planning Act 1990 (As Amended) to vary conditions 2 and 11 of Planning Permission R/59/12

On behalf of our client, Sainsbury's Supermarkets Ltd, please find enclosed an application to vary conditions 2 and 11 of planning permission R/59/12, approved by the Council on 1st November 2012. The permission granted the following development:

'Demolition of existing foodstore. Construction of A1 Class retail foodstore, service yard, covered customer car park and landscaping improvements.'

This application comprises the following documents:

- ❖ Completed application form, dated 10th April 2014;
- ❖ Completed Certificate B;
- ❖ Drawing No. CHQ.11.9647-PL05-E: 'Proposed Site Plan Ground Level';

All documents and drawings have been submitted in an electronic format via Planning Portal (Ref. PP-03313765), except for the application fee. The application fee has been calculated at £195.00 and this has been sent under separate cover with the planning portal reference clearly marked on the back.

Condition 11

Condition 11 of planning permission R/59/12 states that:

"No new development shall be occupied until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for minimum of 551 customer cars and a minimum 48 cycles to be parked and for the loading and unloading of (number to be agreed) vehicles and for



creative minds safe hands



vehicles to turn so that they may enter and leave the site in forward gear. Sufficient on-site car and cycle parking shall also be provided for staff, the exact numbers to be submitted to and approved in writing by the Local Planning Authority. The parking/turning area shall be used and retained exclusively for its designated purpose”.

Relevant Planning History

An application to submit details pursuant to discharge condition 11 was refused by Arun District Council on 26th November 2013. The application was refused because details of staff car parking were not provided and the submitted drawings did not show that 48 cycle spaces were provided to meet the requirements of the condition.

Proposed Amendment

This application seeks to amend the wording of condition 11 to read as follows:

"The development shall not operate other than in accordance with drawing CHQ.11.9647 – PLO5-E, showing a minimum of 551 car parking spaces which includes 532 customer spaces and 19 staff spaces and a minimum of 48 customer and staff cycles. At all times, the parking layout shall facilitate the loading and unloading of vehicles and allow space for vehicles to turn so that they may enter and leave the site in forward gear. The parking/turning area shall be used and retained exclusively for its designated purpose”.

Drawing No. CHQ.11.9647-PL05-E illustrates that a total of 551 customer and staff car parking spaces will be provided on site, including 19 staff car parking spaces and 532 customer car parking spaces. Therefore, the total number of spaces remains the same; however, 19 spaces within the total number provided are dedicated for staff parking.

In accordance with Condition 11, a total of 25 bicycle hoops are provided which each hoop holding two bicycles, thereby equating to a total provision of 50 bicycle parking spaces.

Justification for the Proposed Amendment

The Transport Assessment, which was submitted as part of the original application, was based upon the predicted occupancy of total vehicles and did not differentiate between staff and customer car parking numbers. As such, the Transport Assessment which predicted that the maximum occupancy of the car park would be at 77.5% of the 551 available spaces accounted for both customer and staff car parking spaces.

Furthermore, the Transport Assessment concluded that *"the redeveloped car park would have sufficient capacity to accommodate the increase in parking demand resulting from the store redevelopment... The spare capacity allows for seasonal or other variations in demand for parking.* Since opening in October 2013, the store has been through its busiest trading period of the year, (Christmas) with both colleagues and customers using the 551 spaces and there were no reported issues or queuing in the store car park.



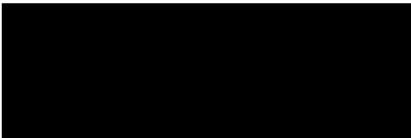
Consequently, the predicted accumulation numbers provided in the Transport Assessment and a lack of reported problems since the store opened provides justification for the proposed amendment to Condition 11. There is adequate parking available for both customer and staff use to avoid any highway issues.

Condition 2

Condition 2 of planning permission R/59/12 states that the development should be carried out in accordance with the approved plans as listed. As part of this amendment application, we are requesting that the approved plan *Proposed Site Plan Ground Level CHQ.11.9647 – PL05* is substituted and Condition 2 is re-written to include the amended plan *Proposed Site Plan Ground Level CHQ.11.9647 – PL05 Revision E*. This revised drawing shows slight amendments to the layout of the car park including a turning circle for a minibus to enter and leave the site in forward gear.

We trust everything has been submitted in order for you to be able to validate the application, and look forward to your confirmation of this in due course. In the meantime, if you have any queries, please do not hesitate to contact me.

Yours sincerely,



Alice Broomfield

Assistant Town Planner

For and on behalf of WYG