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Planning Department
Portland House
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15th March 2018

Dear Sir/Madam,

RE:PP-06820597. Lawful Development Certificate: Proposed Use at Next, Holmbush Centre, Upper Shoreham Road, Shoreham-by-Sea BN43 6TD

Please find enclosed application forms and plans for a Lawful Development Certificate in respect of the above site on behalf of Next plc. The application is made under Section 192 of the Town and Country Planning Act 1990 (as amended) to confirm that the provision of an internal Class A1 travel agency would not require planning permission and would therefore be considered a lawful use.

The Lawful Development Certificate application includes:

- Application Forms;
- Existing Floorplans: Drawing Number: 02929 111-020-001 Rev J;
- Proposed Floorplans: Drawing Number: 111-020-001 Rev A;
- Site Location Plan;
- Supporting Information: Decision Notice Ref. ADC/0389/10;
- Supporting Evidence: Similar LDCs for coffee shop concession; and
- Requisite Fee of £231.00.

All of the supporting information has been submitted electronically via the Planning Portal (PP-06820597) and the appropriate fee processed via online payment.

Next propose to make internal alterations to their existing store at Holmbush Centre to create a concession area towards the rear of the store at ground floor. The proposal seeks to allocate a small amount of existing floorspace (500 sq. ft / 46 sq. m) to create a Travel Agency within the store.

The internal reconfiguration of floorspace would create a travel agency of 46 sq. m, representing less than 1 per cent of gross floorspace of the retail unit. The revised layout of the store is shown on drawing no. 111-020-001 Rev A, which accompanies this application

and shows that the travel agency area would be accessed through the ground floor entrance to the existing Next store and would share service facilities.

Next proposes to introduce the Travel Agency in a similar way to the successful introduction of coffee shops which are now common to many larger stores. The coffee shops are typically operated on the basis of a concession agreement (in the same way that the travel agent will be) and we have obtained Lawful Development Certificates from multiple Local Planning Authorities in similar circumstances and include these as part of the supporting evidence, highlighting that the concession space within the unit is routinely considered ancillary.

The proposed travel agency area would remain an indivisible part of the retail unit and would be subject to the provisions of the lease agreement between Next and its landlords. It would not and could not be operated independently or outside of the established trading hours of the retail unit.

Whilst the reconfiguration will facilitate the introduction of alternative services on offer, it will also assist in increasing customer 'dwell time'. This is expected to improve the overall choice for consumers and the proposed travel agent will provide an additional facility for visitors to the store, ensuring the future economic viability of the unit. The travel agency would not therefore form a separate planning unit and its functions would be ancillary to the principle A1 use of the unit.

Accordingly, we believe it is clear that the proposed travel agent would represent ancillary development that it incidental to the retail use of the application site, constituting lawful development which does not therefore require planning permission.

As such, we would be grateful if the Council could confirm this by issuing a Lawful Development Certificate to this effect.

I trust this is all in order and look forward to hearing from you. If, in the meantime you have any queries regarding this application please do not hesitate to contact me.

Yours sincerely,

Ruth M. Child.

Ruth Child

Director

For and on behalf of

Q+A Planning Ltd