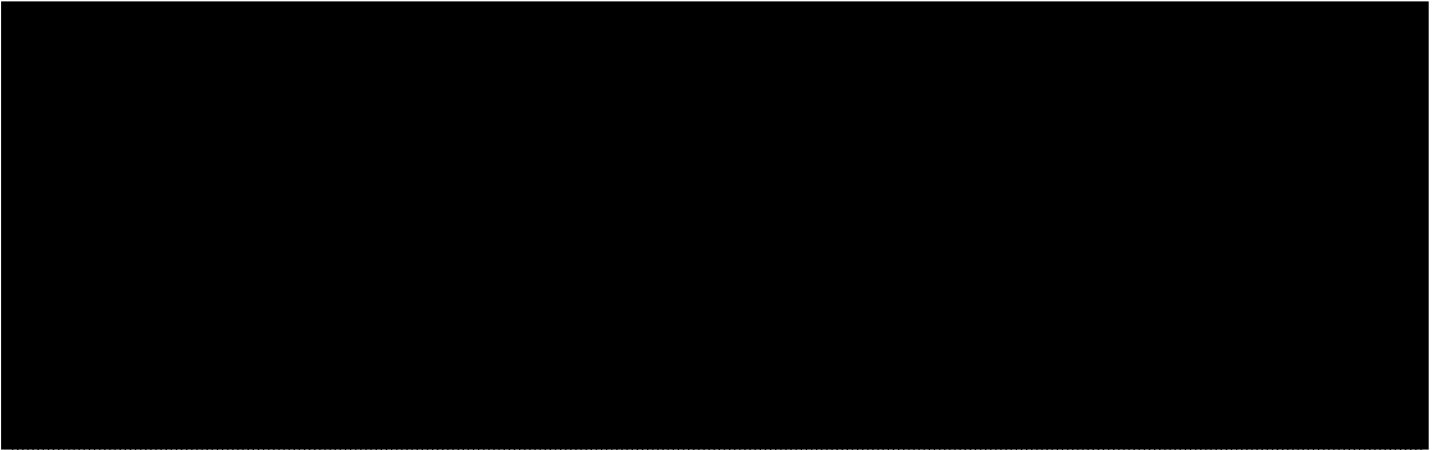




From: Nicki Faulkner
Sent: 18 June 2019 13:01
To: Juan Baeza; Anita Gardner; Kevin Owen
Subject: 67-69 Tarrant Street AB/23/19/PL

Juan and Anita,

In response to your request for a policy position on the above application:

- 67-69 Tarrant Street is located in Arundel which is defined in paragraph 9.1.5 of the Arun Local Plan 2018 (ALP) as a Local Service Centre - the equivalent of 'District Centres' in NPPF terms. See Annex 2: Glossary of the NPPF which states that town centre policies apply.
- Policy RET SP1 of the ALP states "Local Service Centres....Arundel will maintain its existing role as a service centre providing both a range of shops and services for the local population and fulfilling a specialist role as a tourist and visitor destination...". Consideration should be given as to whether this application would have an impact upon Arundel as Local Service Centre in terms of its overall role defined in this policy.
- RET SP1 of the ALP provides further detail on the hierarchy of town centres under the heading, Village and Suburban Centres, by stating that they include shopping parades and **stand alone shops** [my emphasis] which form an important resource for businesses, visitors and residents.
- Inset Map A on the Policies Map 2 of the Arun Local Plan 2018, shows that the application site (67-69 Tarrant Street), is located outside of the Town Centre Boundary for

Arundel. Therefore RET DM1 subsection 2. does not apply. However, subsection 4. Of RET DM1 "Village and Suburban Centres" states: "Change of use from retail will not be permitted for shops which are located outside defined Town Centres and Local Service Centres. An exception may be made where it can be demonstrated that retailing is no longer a viable use, particularly where the premises have remained vacant for a long period and where reasonable attempts have been made to market the premises for retail purposes...".

In considering this planning application, Policy RET SP1 "Local Service Centres" and RET DM1 "4. Village and Suburban Centres" should be taken into account, for the reasons set out above. These policies should also be weighed against the ALP as a whole; the Government's consultations/changes relating to permitted development rights and against policies in the Arundel Neighbourhood Development Plan.

I hope this is of assistance.
Nicki

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Please note my working hours are now: Tuesday 9.45pm – 2.15pm, Thursday 8am – 5pm and Friday 8am – 4.30pm

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