

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37736 | External: +44 (0) 1903 737500 ext 37736 | E-mail: amanda.scholes@arun.gov.uk



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From: Amy Myer <Amy.Myer@arun.gov.uk>

Sent: 14 April 2020 11:56

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: A/52/20/PL - Woodies/The Enchanted Florist The Square Angmering - 2nd ECONOMIC DEVELOPMENT COMMENTS

Hi there

Please can you add the below comments to the case file online and mark as consultation comments and label as 'Economic Development – 2nd set of comments'

Thanks

Amy

From: Miriam Nicholls <Miriam.Nicholls@arun.gov.uk>

Sent: 14 April 2020 08:13

To: Amy Myer <Amy.Myer@arun.gov.uk>

Subject: RE: A/52/20/PL - Woodies/The Enchanted Florist The Square Angmering - ECONOMIC DEVELOPMENT COMMENTS

Hi Amy

Thank you for passing back the comments from the agent. The point we were making was that the property has not been marketed for any length of time with a recognised commercial agent which is what we usually ask for to establish that the retail use is no longer viable. I accept that Brennan and Chatterton are Estate Agents but a quick look at their web site doesn't show any commercial property and I would suggest it would be unlikely they would secure a suitable tenant due to their residential focus.

I am very aware of the range of facilities available in Angmering as well as the future opportunities but cannot take what is not there into account – as you do, I have to work with what exists at present and what has permission, not what may happen.

Based on the response we would, ordinarily, have asked for further marketing via a commercial agent. However, given the current situation and the future of retail we will no longer object to this application.

Miriam Nicholls | Business Development Manager, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37845 | External: +44 (0) 1903 737845 | E-mail: miriam.nicholls@arun.gov.uk

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From: Amy Myer <Amy.Myer@arun.gov.uk>

Sent: 11 April 2020 12:01

To: Miriam Nicholls <Miriam.Nicholls@arun.gov.uk>

Cc: Juan Baeza <Juan.Baeza@arun.gov.uk>

Subject: A/52/20/PL - Woodies/The Enchanted Florist The Square Angmering - ECONOMIC DEVELOPMENT COMMENTS

Hi Miriam

Further to your comments, as attached, I informed the agent about your objection, and they have provided some additional information below with regard marketing:

As explained in the Statement the owner's son was thinking of taking this as a builder's office which I don't think would have been ideal in this position. However, the owner then started a marketing initiative, firstly with informal marketing through an estate agent in the adjacent parade of shops. We understand that one person was passed to the owner but did not materialise as a possible tenant. Brennan & Chatterton took the unit on their books but did not have any serious interest which could have led to a tenancy. When the applicant approached the owner, through local knowledge and Cooper Adams, the owner was very keen about the proposed use.

This unit is tucked away from the main shops in Angmering Village. The main shops run along Water Lane and around the square and provide an excellent variety for all needs. There is a Co-op and a butcher covering general needs, as well as some bespoke shops (home & garden, and a hobby/craft/framing shop), two hairdressers, an estate agent, one café, an Indian takeaway, a fish & chip takeaway, a clothes shop, a veterinary practice, and a gourmet pub. I believe in the current climate, and talking to local estate agents and villagers, the prospect of this unit becoming a successful retail outlet would be unlikely, particularly bearing in mind the varied mix of existing shops providing most needs, as listed above, there seems little 'opening' for additional retail services. Added to this, the new proposed development on the old Chandlers Garage site just opposite on the corner of High Street and Water Lane would provide a new larger Co-op providing better facilities for the current Co-op which we understand will move into the new unit freeing up it's current retail unit. In addition, the Parish Council will move out of it's current retail unit on the end of the adjacent shops on Water Lane into a bespoke purpose built new office unit within the new Chandler's development. We believe that this little unit will fit well into the new village 'scene' as a coffee bar/micro bar, providing a much needed alternative place to meet and socialise for this growing village.

There has been much support and encouragement from informal market research in the village by speaking to local passer's by and neighbouring property tenants and owners. This would have been on-going were it not for the prevailing difficult lock-down situation. For the reasons set out above we don't feel that this change of use from retail would be detrimental to the village. On the contrary, we believe the new proposed business will make good

use of this unit and will, with the enthusiasm and drive of the applicant, contribute to and enhance the community amenities and spirit.

Please could you provide me with a further response, to this additional information?

Many thanks,
Amy

Amy Myer BSc (Hons), MSc, MRTPI | Senior Planning Officer,
Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37510 | External: +44 (0) 1903 737776 | E-mail: Amy.Myer@arun.gov.uk

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