

Simon Davis

From: Simon Davis
Sent: 10 December 2014 11:10
To: [REDACTED]
Subject: RE: Application BE/136/14/PL - Unit 3 Bognor Retail Park - Change of Use from Fitness First to A1 Retail

Dear Mr Miles,

I write further to our previous correspondence. Just to make you aware, I now have 51 letters of objection to the application. The plan is still to take this to the Development Control Committee on 28th January but I am not yet sure of the likely recommendation. It has recently been brought to my attention that there is a policy in our Emerging Local Plan (The Arun Local Plan (2011 – 2031) Publication Version (October 2014)) which provides protection to indoor sports facilities. Policy OSR DM1 states that:

"3. Protection of indoor sport, arts and cultural facilities

Existing indoor sport, arts and cultural facilities should not be built on or redeveloped for other uses unless:

- a. a robust and up-to-date assessment has been undertaken which has clearly shown the facilities to be surplus to requirements; or*
- b. the loss resulting from the proposed development would be replaced by equivalent or better provision of indoor sport, and/or indoor arts and/or indoor cultural facilities, which will be assessed in terms of quantity and quality and suitability of location; or*
- c. the development is for alternative sports, arts or cultural provision, the needs for which clearly outweigh the loss.*

In the absence of a robust and up-to-date assessment, an applicant for planning permission may seek to demonstrate through an independent assessment that the land or buildings are surplus to requirements. The test of 'surplus to requirements' should include consideration of all the functions that indoor sport, arts or cultural facilities can perform. Not all indoor sport, arts or cultural facilities are of equal merit and some may be available for alternative uses."

The Emerging Plan has been approved for development management purposes and we have refused applications where they do not accord with its policies. Therefore, and given the level of objection to the application, I would recommend that you prepare something in support of your case that has regard to this policy.

Kind Regards

Simon J Davis MRTPI, Principal Planning Officer, Development Control
Arun District Council (First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF)

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From: Simon Davis
Sent: 25 November 2014 14:04
To: [REDACTED]
Subject: Application BE/136/14/PL - Unit 3 Bognor Retail Park - Change of Use from Fitness First to A1 Retail

Dear Mr Miles,

I have been asked by Economic Regeneration Officers as to whether Fitness First will be relocating elsewhere in the Arun District or elsewhere and transferring existing jobs to that location? I wonder if you are able to advise. If this information is confidential, please state so and I will not make your answer public.

Kind Regards

Simon J Davis MRTPI, Senior Planning Officer, Development Control
Arun District Council (First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF)

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