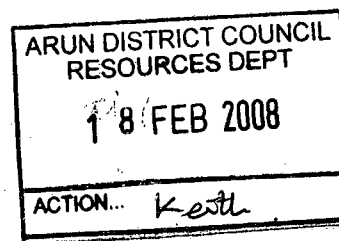


14TH February 2008

Howard Cheadle
Head of Planning
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17



Dear Howard

BE/1/08 Land at Oldlands Farm, Shripney Road, Bognor Regis

Thank you all for meeting the SEEDA delegation on Wednesday 13th February. Following that meeting we agreed that SEEDA would send a letter stating our position. This letter is written in our statutory role as a consultee on planning applications and only covers the planning issues as discussed at the meeting.

Firstly and most importantly, strategic employment sites of this type and size, are key to delivering the RES strategy for the Coastal SE. RES Objective 9 seeks sufficient and affordable housing and employment space of the right type and size to meet the needs of the region and support its competitiveness and create the climate for long term investment through the efficient use of land resources, including mixed use developments.

The proposed superstore will not in itself help to deliver the transformation of the economy we aspire to. We are of the view however, that a strategic employment site in this location, occupied by a mix of employment opportunities including some higher order knowledge intensive companies, can have a transformational effect.

We recognise that there are viability issues in delivering this. It appears very likely that it will require at least one major occupier to be signed up in advance to fund the necessary infrastructure. In our preliminary view (pending receipt of the feasibility study by EDAW) this does not have to be a retail superstore, although clearly this will generate a higher value than business use. It is also the proposal under consideration at present.



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- 2 -

As a result our position is that if what ASDA is proposing will make it possible for the remainder of the whole 23ha site (including the reserve site) to be built out for business and related uses without further abnormal costs then we would support their proposal as worthwhile enabling development (subject to sequential test point below). However we have not seen evidence as to whether it will do this.

Our interim position is that it is only a justification of "enabling development" of the kind outlined above which we would find acceptable. Otherwise we would object to this application as reducing the opportunity to help transform the local economy.

In all of the above SEEDA recognises that Arun DC needs to ensure that the PPS 6 sequential test is satisfied. SEEDA is not equipped to provide an expert view on this issue.

When we have received the additional information, in terms of the role of the proposal as enabling development for the whole 23 ha site, and the feasibility study, we will provide further advice.

Yours sincerely



Tim Stansfeld
Head of Planning