

B-122714121

From: Des Dunlop
Sent: 30 January 2014 14:10
To: Simon Davis
Cc: 'Victor Levy'; Daniel Vick
Subject: RE: Bognor - Single Retail Unit

Follow Up Flag: Follow up
Flag Status: Flagged

Simon

I refer to the above application and attach a copy of our Retail Impact Assessment, appendices to follow.

You will see that the RIA considers 4 different scenarios, namely: -

- i. Class A1 retail (open)
- ii. Bulky Goods
- iii. High Street Goods
- iv. Convenience in terms of a discount food retailer comprising 1,533 sqm gross and 957 sqm gross by comparison

All of the scenarios conclude that there is no detrimental impact on the town centre. I would be happy to talk through the report and look forward to hearing from you.

Regards

Des

From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]
Sent: 20 January 2014 17:57
To: 'Des Dunlop'
Cc: 'Victor Levy'; Daniel Vick
Subject: RE: Bognor - Single Retail Unit

Dear Des,

I write in response to your email and also those from Victor Levy as received in the last couple of days.

The first thing I would say is that in speaking with managers, due to the inadequacy of the submission, this application is likely to be refused. At the moment, the reason for refusal would be along the lines of insufficient information to enable an assessment of the impact on the vitality and viability of the Bognor Regis Town Centre. You do have the time to submit a Retail Impact Assessment (RIA) before the application expires, however that would then leave us with no time to have the document reviewed by an external consultant (for which we would first need to appoint someone).

I note your suggestion of agreeing to extend the time on the application. However, this would only prevent an appeal for non-determination being lodged – it would not take the application out of our performance figures. I have consulted with managers regarding this suggestion but it is clear that they are not keen on letting the application be determined after its expiry date. We might however, be prepared to do this if it was submitted afresh with a RIA included.

As to the suggestions raised by your client as to conditions/restrictions/building size etc, whilst I do consider that the larger the unit the less likely it will be capable of competing with existing town centre premises/sites, it is really for the RIA to influence the size of unit/likely use/nature of sales etc. Whilst I agree that out of town premises tend to sell more bulky goods and this tends to be an acceptable practice, I cannot say that this will be acceptable in terms of the impact on Bognor town centre. A meeting might be useful to discuss the way forward but only once you have the results of the RIA.

My preference at this time is for the application to be withdrawn and then resubmitted with the RIA.

Kind Regards

Simon J Davis MRTPI, Senior Planning Officer, Development Control
Arun District Council (First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF)
Telephone: +44 (0)1903 737874
Visit Arun's web site at www.arun.gov.uk
P Save the environment - think before you print.

From: Des Dunlop [REDACTED]
Sent: 15 January 2014 15:12
To: Simon Davis
Cc: 'Victor Levy'
Subject: RE: Bognor - Single Retail Unit

Simon

Victor Levy has passed your email to me to respond. The Retail Impact Assessment is already underway and we anticipate that it will be completed in say 2 weeks. We are happy to grant an extension of time on the application if that would suffice rather than withdraw.

I look forward to hearing from you.

Regards

Des

From: [REDACTED]
Sent: 15 January 2014 11:31
To: Desdunlop
Subject: Fwd: Bognor - Single Retail Unit

Sent from my iPhone

Begin forwarded message:

From: Simon Davis <Simon.Davis@arun.gov.uk>
Date: 15 January 2014 11:19:03 am GMT
To: "'Victor Levy'" [REDACTED]
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: RE: Bognor - Single Retail Unit

Mr Levy,

As previously discussed over the phone this is a better proposal. However, with it still being for any use within Class A1, we do still require the Retail Impact Assessment.

Furthermore, I have had a conversation with my manager today and we would like the application to be withdrawn. Is this agreeable to you? You could then resubmit once your retail impact assessment has been completed. As it stands, even if you submit the RIA by the end of next week, there would not be sufficient time for us to have the document reviewed and also to make a decision within the 8 week timescale. If you are able to agree to our request for a withdrawal then I will simply need your confirmation in writing by email.

Kind Regards

Simon J Davis MRTPI, Senior Planning Officer, Development Control
Arun District Council (First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF)
Telephone: +44 (0)1903 737874
Visit Arun's web site at www.arun.gov.uk
P Save the environment - think before you print.

From: Victor Levy [REDACTED]
Sent: 15 January 2014 10:47
To: Simon Davis
Subject: Bognor - Single Retail Unit

Mr Davis

We have an updated site plan; what do you think?
Is this better?

Regards

Victor Levy
Raphael Property Inv Co Ltd
18 Jacob's Well Mews
London
W1U 3DR
[REDACTED]

