

Sent: 24 July 2014 12:06
To: Simon Davis
Cc: Daniel Vick
Subject: File No BE/23/14/PL

Dear Simon/Daniel

I write with reference to the objection from Miriam Nicholls the Business Development Manager.

I would like to give you my views on the two points noted:

Employment land. This warehouse has been empty for some considerable time and over the last two years has been extensively marketed by Stiles Harold Williams.

The only viewings are as per the attached letter. The warehouses were found to be unsuitable in all cases.

There is a viewing only about every three months.

There is absolutely no evidence of demand and that is why we have been looking for an alternative use.

National Planning Policy has a clear presumption in favour of changes of use like this unless there is possible harm which **demonstrably** outweighs any benefit.

Town Centre Impact. The comments about retail impact in the town centre have been made off the cuff and are completely unsubstantiated. Miriam Nicholl is not an expert on retail Development. The Council's own assessment by GL Hearn concurred with our study and the Retail Impact was found not to be detrimental.

Our proposal will bring large employment onto a hitherto under-utilised site. We have heads of terms with B & M that are ready to come to Bognor; a very large respected retailer.

I would also add that this week we have had to deal with Travellers on the site; a repeat of last year. Really, we need to bring this building into some use as soon as possible; so as to avoid security issues and anti-social conduct.

A word on this part of the road. The old office building on the corner was demolished and a brand new McDonalds was established to give vibrancy and jobs. Security is also enhanced by their presence. As you well know the whole row of warehouses have been trying to find alternative uses; the skate park, the exhaust centre, etc. We are all trying to find some use for empty unwanted old warehouses. They are now 35 years old. That is why Wileys moved out and why new developments are being built.

The new Sainsburys brought a new vitality to the area.

The road has changed and the demand for occupiers has changed. We are just trying to accommodate a latent need.

Here is a genuine opportunity to bring regeneration to Bognor. The late objection by Miriam Nicholls is quite spurious.

At the beginning of this application process, you gave us a positive pre-app for A1 Bulky Goods. We were given a list of documents to file.

Very late in the application process, you requested a Retail Impact Study despite the fact that one was not requested at the start and that the National Planning Framework excluded the requirement where the size of the unit was less than 2,500 sq m (unless the local plan had a specific requirement which I believe it does not) There was never any mention of any objection on “employment” before and it just appeared a month ago!

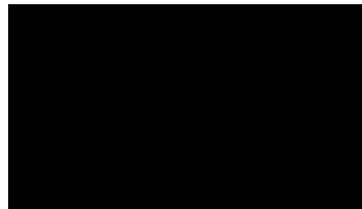
The approach to our application has not been handled entirely openly. There seems to be an agenda behind the scenes to block this application. There is a National Policy Framework that is not being adhered to. I would respectfully ask that these comments are placed on file and drawn to the attention of members.

Regards

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



One Jubilee Street, Brighton, BN1 1GE

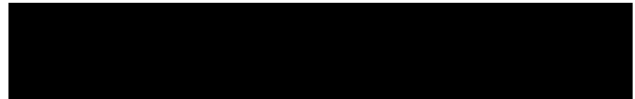


V Levy Esq
Raphael Property Investment Co.Ltd
18 Jacob's Well Mews
London
W1U 3DR

Date: 09 July 2014

Our Ref: DPM/sh

Your Ref:



Dear Victor

RE: UNIT 1, OLDLANDS WAY, SOUTHERN CROSS INDUSTRIAL ESTATE, BOGNOR, WEST SUSSEX

Following our telephone conversation yesterday you have asked us to confirm the viewings that have taken place at the unit over the last twelve month period.

Rather than specify the names of the companies which may be unfair to them if this letter is to go into the public domain, I refer to them by their type of business and their approximate geographical location.

The viewings have been as follows:

1. A light engineering company currently based in Bognor. This company, which was represented by a London firm of agents, viewed the premises as they were looking for a building of approximately 20,000 sq ft. They were looking at options ahead of a lease expiry in 2015.

The building in total was too large for them and the requirement went on hold. We believe that they may renew the lease at their existing premises.

2. An internet distribution company based in Littlehampton. This company are looking for a building in excess of 30,000 sq ft in a geographical area between Littlehampton and Portsmouth.

They had a look at the building to gauge the size of the property but at this stage they are not looking to commit to a property as they have a lease expiry in approximately eighteen months time and it may be that the business, which is growing at a fast rate, may require a larger property at that date.

3. A pallet company from East Hampshire had a look as they had a requirement for 10,000 – 15,000 sq ft. Their area of search was between Portsmouth and Bognor at the easternmost extremity. Whilst attracted to Bognor as a location as they had clients in the area, the building was too big for them and as far as we are aware they have not yet moved.
4. An accident repair centre between Chichester and Worthing – this company was looking for a 10,000 – 15,000 sq ft facility with extensive external parking. They viewed the premises but again it was too large for them and as far as I am aware they have not relocated.

09 July 2014

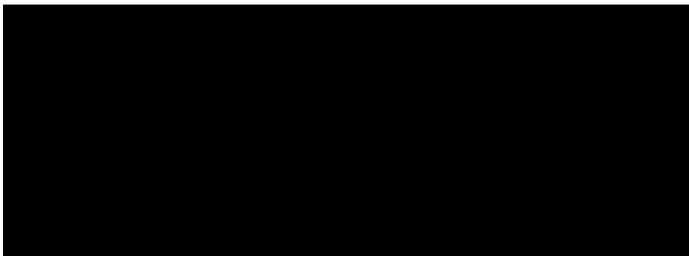
5. An aircraft parts business in the area north of Chichester – they viewed the premises but were looking for a better quality building with more office content and were at an early stage of their search.

As far as we are aware they have not yet relocated but were looking in an area between Chichester and Worthing.

These viewings took place in the period up to the end of June 2014 with the majority of these enquiries being smaller than the size of the building itself.

Please let me know if you require any further information.

Yours sincerely



D P de C MARTIN BSc FRICS
PARTNER
for and on behalf of
Stiles Harold Williams Partnership LLP