

Simon Davis

From: Andrew Jackson [REDACTED]
Sent: 11 July 2014 09:30
To: Simon Davis
Subject: RE: Fee Quote to Review RIA: Warehouse unit, Southern Cross Trading Estate, Bersted

Simon

I do not consider that there is any need to respond in detail to the comments received from the applicants agents.

Importantly, they have indicated that they are prepared to accept goods restrictions which means that the proposals will not be used for food or clothing and footwear retailing and this concession should help to protect the vitality and viability of the town centre.

Kind regards

Andrew

From: Simon Davis [REDACTED]
Sent: 10 July 2014 14:36
To: Andrew Jackson
Subject: RE: Fee Quote to Review RIA: Warehouse unit, Southern Cross Trading Estate, Bersted

Dear Andrew,

I have received the attached brief comments from the applicant's agent in response to your review (although the second half is in response to our Economic Regeneration officers and so not applicable). I wondered if you had anything further to say in (brief) response?

Kind Regards

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

[REDACTED]

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From: Andrew Jackson [REDACTED]
Sent: 24 June 2014 11:11
To: Simon Davis
Subject: RE: Fee Quote to Review RIA: Warehouse unit, Southern Cross Trading Estate, Bersted

Simon

I attach the Retail Report in its final form.

Kind regards

Andrew

From: Simon Davis [REDACTED]
Sent: 20 June 2014 16:04

To: Andrew Jackson

Subject: RE: Fee Quote to Review RIA: Warehouse unit, Southern Cross Trading Estate, Bersted

Andrew,

Thanks for your draft report. Myself and a colleague have both read through it and only have one suggestion.

Regarding the Hothampton car park site, we asked DPDS to amend their report (a report prepared in response to BE/37/14/PL) to make it clear that the applicant should submit further information on why the site is not suitable or immediately available. We think your report should reserve comment on what we the Council think, and instead assess/comment on what the applicants have said.

I attach a copy of DPDS's report which is also available on our website. Their paragraphs 3.12 and 4.29 refer to Hothampton.

I also noticed you were missing a date in your paragraph 45. The date you want is: 19-03-14. However, please note that this was an outline consent ("HYBRID APPLICATION. 1: Full planning application for Access and road and Flood compensation area. 2: Outline application for 33116 sq m of mixed commercial and industrial uses, comprising A1, A3, A5, B1, B2 and B8, with associated works and landscaping.")

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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From: Andrew Jackson

Sent: 10 June 2014 18:25

To: Simon Davis

Subject: RE: Fee Quote to Review RIA: Warehouse unit, Southern Cross Trading Estate, Bersted

Simon

I attach a draft version of the retail impact review for your consideration and comment.

Kind regards

Andrew

From: Simon Davis

Sent: 06 June 2014 16:08

To: Andrew Jackson

Subject: RE: Fee Quote to Review RIA: Warehouse unit, Southern Cross Trading Estate, Bersted

Hi Andrew,

Have you managed to consider the new points and finalise your Review? I am being chased by the applicant and have already told him a couple of times that it will be ready soon.

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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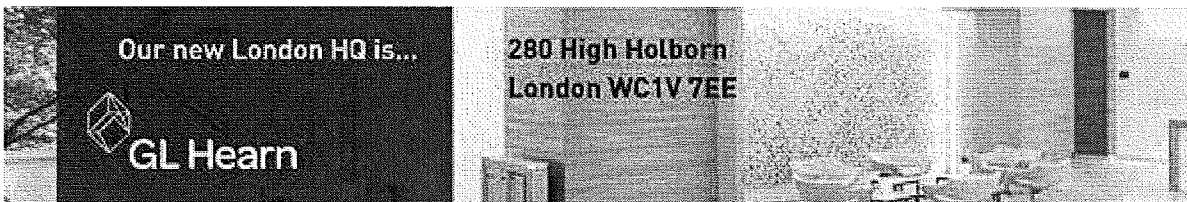
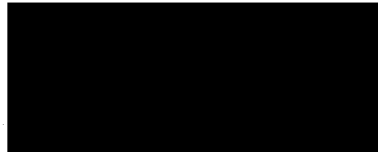
From: Andrew Jackson [REDACTED]
Sent: May 2014 13:44
To: Simon Davis
Subject: Re: Fee Quote to Review RIA: Warehouse unit, Southern Cross Trading Estate, Bersted

Thank you Simon, this does provide a different context within which to consider the application. I will read the relevant documents and get back to you.

Andrew

Andrew Jackson
Planning Director

GL Hearn Limited
280 High Holborn
London WC1V 7EE



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From: Simon Davis [REDACTED]
Sent: Wednesday, May 21, 2014 12:51 PM
To: Andrew Jackson
Subject: RE: Fee Quote to Review RIA: Warehouse unit, Southern Cross Trading Estate, Bersted

Hi Andrew,

Thank you for your email. It was very helpful.

With regard to your question as to whether anything has materially changed since the Bognor Regis RPK decision; I've chatted to my colleagues in our Strategic team and I would refer you to a recent approval ref BE/61/13 : "HYBRID APPLICATION. 1: Full planning application for Access and road and Flood compensation area. 2: Outline application for 33116 sq m of mixed commercial and industrial uses, comprising A1, A3, A5, B1, B2 and B8, with associated works and landscaping."

This can be viewed using our search page here:

<http://www.arun.gov.uk/main.cfm?type=APPLICATIONSEARCH>HP. There is a very lengthy file on the website called "Collated Retail Correspondence November 13 - February 14" which might make useful reading. The application was approved at our Planning Committee in February 2014.

Beyond that, you should also be aware that we currently have an application in with us on Units D1 and D2 at Arun Retail Park for a *"The introduction of new (replacement) mezzanine floorspace of 485.9 sq. m within Unit D1 and a small extension of 13.3 sqm at ground floor level, the use of Unit D1 for food and drink sales without complying with condition 4 of planning permission BE/169/88, new shopfront and other facade works, tenant plant enclosure and other associated works. The change of use of Unit D2 from sui generis to Class A1 retail use including for clothes sales and an ancillary cafe, a side extension of 177.1 sqm and an 820.7 sqm mezzanine floorspace to Unit D2, facade works and other associated works at Arun Retail Park"* (Ref BE/37/14/). This is intended to allow Next to occupy Unit D2 and M&S to occupy Unit D1.

Kind Regards

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

[REDACTED]
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From: Andrew Jackson [REDACTED]
Sent: 21 May 2014 11:35
To: Simon Davis
Subject: RE: Fee Quote to Review RIA: Warehouse unit, Southern Cross Trading Estate, Bersted

Simon

I will do my best to get this over to you today.

It has taken considerably longer to complete than I had expected, primarily as the retail impact analysis submitted is not particularly robust and I have had to re-model both the food (Aldi) and non food scenarios to be able to provide you with some meaningful advice. In summary my advice is:

Sequential Test – their case is based upon previous consideration and acceptance by Arun DC that there are no alternative sites within the Bognor TC which could accommodate proposals for a similar amount of floorspace (Bognor Regis Retail Park- 2012 application) and other Appeal decisions. I have visited the town centre and could not identify any suitable vacant premises in the town or on its edge.

The question outstanding which I do not feel well enough informed to answer and so defer to your better local knowledge and understanding of the sites concerned is whether anything has materially changed since the Bognor Regis RPK decision which would alter the Council's position then that there were no alternative sequential sites? If there has been no change in circumstances as to suitability and availability of in and edge of centre sites then the conclusion has to be that the proposal has passed the sequential test.

Impact Test – My report highlights a number of issues which I feel means limited if any weight should be put on the findings of their trade diversion and impact assessment work. For example they have significantly underestimated the turnover of the potential Aldi store; they have not separated out town and non town centre stores and diversion/impacts when considering what effect the Aldi proposal would have on the town centre – so no conclusion can be reached; and they do not provided a detailed zone by zone analysis for the trade draw and diversions which is necessary if the judgements which sit behind the diversion work are to be fully understood. In addition, the separate analysis of impact for the B&M scenario in Appendix 11 is incomplete.

As a consequence and in order to be in a position to give you advice, I have sought to remedy the deficiencies in my own impact modelling. On the food store scenario, I get to an impact upon the Morrisons/Town Centre of around 7%. I observed the Morrisons to be trading well (although it is quite a compromised store) so that level of impact is

not at a threshold which would be considered significantly adverse and in any event the health and attraction of Bognor TC is not overly reliant upon food shopping.

For the non food-comparison goods based scenarios, the highest impact % I get to is the open A1 clothing and footwear option where the diversion from the town centre is circa £3.5m or an impact of around 6%. The other scenarios (bulky goods and mixed retail) have lesser levels of % impact. Again, I do not consider that these levels of impact will have a significant adverse impact on the town centre. But the concern I will be highlighting is a qualitative and investment impact one relating to open A1 non food at this site as allowing this could divert new to Bognor retailers away from the town centre.

In conclusion – subject to the Council's updated/latest views on alternative sites, I do not consider there to be any supportable retail reason to refuse the application. I would suggest that a range of goods condition is applied to limit/restrict the openness of the consent to exclude clothing and footwear – which whilst not justified in pure trade diversion terms could be imposed over concerns relating to investment and securing new retailers for the town centre ie maintain V&V of town centre. This would also be consistent with other out-of-town/retail park consents.

I hope this helps in relation to you meeting this afternoon. If you want to discuss it would be best to call on my mobile number [REDACTED]

Regards

Andrew

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