

Simon Davis

From: Des Dunlop [REDACTED]
Sent: 01 July 2014 14:44
To: Simon Davis
Subject: RE: Review of RIA for BE/23/14

Categories: Red Category

Simon

Thanks for the retail comments from GL Hearn, I know you have spoken to Victor. I will be proving you with a formal reply but it appears that whilst GL Hearn raise concerns about food and fashion retail, there are no objections to bulky goods and mixed use comparison uses on the site in terms of impact.

I have spoken to the applicants and they are prepared to drop the proposals for food and fashion use on the site (albeit they do not necessarily accept GL Hearn's findings).

Accordingly the proposals are for a retail unit of 2,490 sqm gross restricted to either of the remaining proposed retail uses. We had carried out a sequential assessment as part of the original submission but clearly given the date of the GL Hearn report an additional issue has arisen which would not have been possible for us to originally deal with.

That said it is apparent that the one site identified e.g. Hothampton car park site can only accommodate a single retail unit of 1,800 sqm gross. The current proposal is for a single retail unit of 2,490 sqm for bulky goods or mixed use comparison cannot therefore be accommodated on the site. In such circumstances the application meets the requirements of the sequential assessment.

Finally, I note the very recent comments of the Council's Economic Development officer. Comments are made about the adverse impact on the town centre. Clearly such comments are ill conceived and have not had any regard to the GL Hearn Report.

With regards the need for employment space, the units have been vacant for a considerable period of time and despite marketing there is no interest. I am interested to know why the Council's Economic Development officer considers that there will be a demand albeit she presents no evidence.

The Economic Development Officer has had no regard to the economic dimensions in the NPPF. These proposals will:-

- i. Provide significant employment opportunities in the local area as well as;
- ii. Significant investment; and
- iii. This will provide further confidence in the local economy.

Accordingly the comments of the Economic Development officer who provides no evidence are misplaced when considered against the considerable benefit that these proposals bring.

Regards

Des

From: Simon Davis [REDACTED]
Sent: 24 June 2014 13:20
To: Des Dunlop (dsdunlop@d2planning.co.uk)

[REDACTED]
Cc: Victor Levy (victor.levy@raphaelproperties.com)

Subject: Review of RIA for BE/23/14

Dear Des,

Further to our conversation yesterday, I have now received the final version of the Review of the RIA. This will be online on our website in the next couple of days but I am attaching a copy for you. Please respond to me not to GL Hearn.

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]
P Save the environment - think before you print.

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