

Simon Davis

From: Simon Davis
Sent: 09 July 2014 14:51
To: 'Victor Levy'
Cc: 'Des Dunlop'
Subject: RE: Review of RIA for BE/23/14

Dear Victor,

Thank you for your email. I also received Des's email from last week which I have passed on to Economic Regeneration in case they wish to make further comments. However, I noted that Des was going to issue a formal reply and I have not yet seen that.

Our Economic Regeneration team had certainly read the GL Hearn report as I gave them a copy and they issued their comments on the back of that but I am unsure whether they read through your RIA.

I hear what you are saying about the warehouse units on Oldlands Way but I have been advised by the Assistant Director of Planning Services & Economic Regeneration to resist proposals for non B class uses on this estate. Hence we recommended refusal for the skate park application at Unit 4. And whilst ultimately the Committee approved that application, it does not set a precedent for retail development on Oldlands Way.

I acknowledge that the application is overdue but unlike the first application, it has gone over time so as to allow the RIA to be reviewed. I was not prepared to allow a time extension on the first application as there was no RIA to consider. You are able to submit a non-determination appeal if you so wish but I will say that it is not my intention to hold the application up indefinitely. Rather, that I want to follow the standard process when RIA's are submitted – that we obtain a review, you provide comments on the review report and then I seek final comments from the reviewer (GL Hearn). Of course, you would be welcome to provide further comments after that time but at that point I shall write up the report/recommendation.

I am unable to take this application to the planning committee without either (a) 5 letters of support; or (b) a further written response from the Parish Council stating their support for the application. Please also note that the next available planning committee is that on the 27th of August. Reports going to that meeting will need to be finalised by the 8th of August.

Once I have Des's formal comments, I will ask GL Hearn for their final comments.

Kind Regards

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P Save the environment - think before you print.

From: Victor Levy [REDACTED]
Sent: 09 July 2014 11:33
To: Simon Davis; 'Des Dunlop'
Subject: Review of RIA for BE/23/14

Dear Simon

I understand that Des has written to you about the GL Hearn retail impact assessment.

I have read the assessment and see that apart from "food" there was general agreement that the dilution of the town centre was minimal.

"Fashion" was an area where the dilution was, I believe, £4m pa which is a very small number. However, I understand that Des has also offered to abstain from that sole use as well as food in order to bring this matter to a conclusion.

I also understand that Des has written on the objection from the business generation person. The comment about the town centre dilution is rather odd as the report that Des prepared **and** the response from GL Hearn both seem to agree there is no effect.

Maybe the respondent hadn't had the benefit of seeing and/or reading the two reports.

On the question of employment, the row of warehouses has been empty a long time as you would have alluded to in the pre-app. We have continued to market and in the last twelve months we have had five viewings. Each party rejected the warehouses as too big, too old and they found plenty of better quality new warehouses more suitable. I am sure you will have a lot of material on this subject from the other applications but these units are just not easy to use hence Wileys moved out prematurely to the lease end.

If the Council are looking for business regeneration, our site will bring new jobs, new opportunities and pull retail back to Bognor. Most people had shunned Bognor in previous years so this is a real bonus for the town.

With respect, could you please let us know whether you can take this forward with a recommendation as the matter is now well overdue for determination. As you will recall in January, you asked us to withdraw so you could meet time pressures.

We would have thought we would have support for A1 Bulky Goods as that was what the pre-app suggested and we are only asking for an extension now to mixed comparables. If you cannot support us can we respectfully asked this is brought to Committee for us to argue our case. I can't see the reluctance, the parade of warehouse will come back into use and give vibrance to the area.

Kind regards

Victor Levy
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