

Simon Davis

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

Categories: Red Category

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