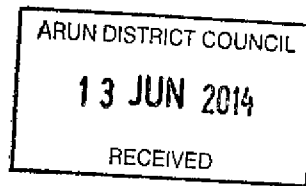


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12 June 2014

Dear Mr Davis

Application Ref. BE/32/14/PL
Change of use from Publishers Warehouse to Indoor Skate Park
Unit 4, Oldlands Way, Bognor Regis, PO22 9SA

We write in relation to the above planning application which proposes the change of use of a vacant warehouse unit to form an indoor skate park at Unit 4 Oldlands Way, Bognor Regis.

I write on behalf of LCP Investments Limited, who are the freehold owners of the unit to submit a letter of support to the proposed development.

Paragraph 22 of the National Planning Policy Framework states:-

"Where there is no reasonable prospect of a site being used for the allocated employment use applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities."

The Council's Employment Report prepared by Roger Tym and Partners states that there is no need to identify/retain any sites for strategic distribution given the fact that Arun is not regarded as a major distribution location and looking ahead there is a predicated oversupply of industrial land in quantitative terms relative to future needs. In such circumstances there is a need to consider releasing some of this land for other uses.

Furthermore, the Planning Authority have granted granting planning permission for the McDonalds to the north of the application site (Application No. BE/17/12) in view of the above advice. Indeed the planning officer's Committee Report stated: -

"The change of use from a vacant building for a restaurant and drive through providing 65 full and part time jobs is considered to be of benefit to the local economy. The development is considered to be sustainable development in accordance with the principles of the NPPF and it is therefore recommended that the application is approved..."

The unit has not been occupied since mid 2013 when Wiley's relocated. There has been a high profile marketing campaign, as well as a comprehensive refurbishment of the unit. However, the unit remains empty.

The proposed use would therefore make better use of a vacant warehouse unit. It would bring employment and community benefits to the area. The vacant warehouse building currently does very little in the way of contributing to the local area.

Sufficient weight should also be given to the fact that there is a significant level of local support for the proposals. It has been recognised by a number of the letters of representation the community benefits that the proposals would bring. The following comments are just a few of those submitted in support of the proposals:-

"An excellent idea. Just what the area needs."

"Not only will this provide employment, it'll be contributing to the health and well-being of the users in and around the area."

"An excellent idea and a great use of this unused building".

Local Councillors, including Councillor Pat Dillon, Councillor Joan Phillips, Councillor Jennette Warr, Councillor David Edwards, Councillor Steven Reynolds and Councillor Paul Wells, the Mayor of Bognor Regis Town, are all in support of the project.

The Chamber of Commerce's Executive Committee are fully supportive of the application and see the proposals as a valuable addition to the attractions of Bognor Regis

A letter of support has also been submitted by Sussex Police. The District Commander for Chichester states:-

"Within the current climate of reduced services, particularly relating to Youth Services, it is vital that we support and encourage new initiatives which support the local community and offer long term diversions for our young people. There is nothing of its kind in the area and would undoubtedly bring huge benefits to the local community.

I am aware of the level of support across both Arun and Chichester for this project and the funding pledges already given to the proposal. I add my full support to this project".

Notably, Bersted Parish Council raises no objections to the proposals, stating that they fully support the application.

It is also worth noting that whilst we understand that there are highways concerns associated with the proposals, the Highways Agency offer no objection to the proposals. Furthermore, Chris Pratt from West Sussex County Council Strategic Planning concludes that:-

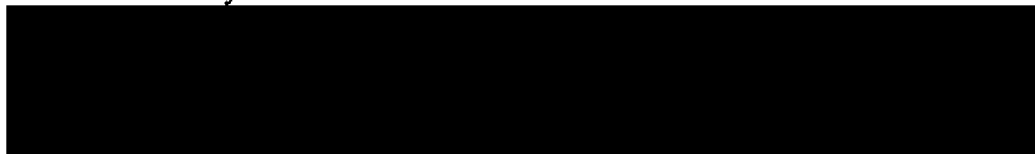
"Overall, no concerns would be raised to this application from a highway safety perspective".

Therefore, given the benefits the proposals would bring and given the huge level of support from local residents, Councillors, Parish Council, Highways Agency and the Police, it is considered that the balance weighs in favour of the approving the proposals. The loss of employment land is not a reason to withhold planning permission in this case.

We look forward to receiving acknowledgement of our letter of support and trust that it will be taken in to account in the determination of the application.

If you require any additional information, then do not hesitate to contact us.

Yours sincerely



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On behalf of LCP Investments Ltd