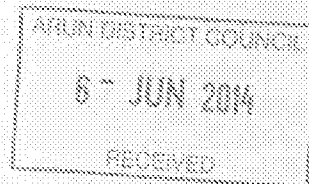


Town Planning and Development Consultants

Mr S Davis - Senior Planning Officer
Development Control
Arun District Council
First Floor
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF



Our Ref: AMM/929
Your Ref: BE/32/14/PL

5th June 2014

Dear Mr Davis

Re: Unit 4 Oldlands Way, Bognor Regis

Following your email to me on 27th May, I thought it essential that I contact you to express our dismay and frustrations at your conclusion to take the above planning application to Committee on 2nd July with a recommendation for refusal. This position does not make any sense.

You will be aware of the high level of support for these proposals which is clear from the third party submissions to this application. However, this is not truly representative of the support the applicant has gathered. I have the pleasure of enclosing a petition containing in excess of 900 signatures along with two press releases which demonstrate the considerable support from the community who would benefit from these proposals.

I note the three reasons you have for taking this application to Committee, two of which relate to highway safety. I would like to take this opportunity to remind you of the advice offered by Chris Pratt at West Sussex County Council who concludes by saying that *"overall no concerns would be raised to this application from highway safety perspective"*.

Oldlands Way has been designed for pedestrians as well as vehicles with generous footpaths on both sides of the road and clear indivisibility. I would also query why the LPA permitted a McDonalds restaurant on this side of the A29 if there are concerns about pedestrians crossing that busy road.

The proposal would, as you note, result in the change of use from a B8 storage use to a non business use. However, there are no policies contained in the Local Plan which seek to protect such uses. In the absence of such policies I note you intend to rely on the NPPF. In respect to the loss of business uses Paragraph 22 requires that planning policies avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. It states that *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. We have demonstrated with clear marketing evidence that this building has been vacant for 2 years despite extensive efforts to find a business occupier.

Although The Base is a non-profit making organisation it will be run as business, the shop will be a business and it will be employing people to run it. As such it will contribute to economic growth and regeneration in Bognor being a unique facility which will draw people to Bognor.

Whilst we recognise that planning applications are judges on their own merits the Local Planning Authority did not appear to have these concerns when permission was granted for the loss of business units for use by VK Gym on Durban Road or Regis Gymnastics off Durban Road.

We firmly believe that the social and community benefits that will be achieved as a result of these proposals far outweigh any concerns you may have in respect to the loss of a business unit. The NPPF states that one of the main roles of the planning system is a social one to support strong, vibrant and healthy communities (para. 7). It also notes that planning should take account of and support local strategies to improve health, social and cultural wellbeing for all (para. 17). It can play an important role in facilitating social interaction and creating healthy, inclusive communities. Local Planning Authorities should create a shared vision with communities of the residential environment and facilities they wish to see (para. 69).

The community benefits are also recognised by the Arun and Chichester Police District Commanders, West Sussex Youth Offending Service and the Chamber of Commerce to whom we are grateful for their support. In addition, financial support has been approved by Bersted Parish Council and the Police Crime Commissioner who recognise the substantial community benefits that this project will bring.

If you require any additional clarification in respect to any of the information hereby submitted, please contact me as soon as possible. The applicant will be seeking to address members of the Planning Committee when this application is considered. I would be grateful if you could forward a copy of the your report as soon as it becomes publically available.

Yours sincerely


Alexandra Munday MRTPI
Director



1872

Thursday, April 17, 2014

www.bognor-urton.co.uk

**a day out
egoland!**

TEST

SEE PAGE 42



**Goodwood
Revival
tickets offer!**

NEW VISION

...the opportunity to be involved in
Bognor Regis and creating 20
new jobs for local people.

"Fresh food will be at the
heart of our store and as
a team we will work hard
to be a positive addition

...the project will help
it believes it has spotted
a gap in the market for a
convenience store that offers
more fresh food - as opposed
to just tins and toiletries.

It added this will help
customers to cook a meal

...the business, which is
situated in the southern
section of the Nyetimber
Mazda car showroom and
garage, was allowed by
Arun District Council's
development and control
committee earlier this year.

Indoor skate park is strongly backed

STRONG backing has
been given to plans for
an indoor skate park for
Bognor Regis.

The proposal by
Janina Cooper for
the Southern Cross
Industrial Estate
has been officially
published by Arun
District Council.

The scheme - called
The Base - has already
attracted 15 letters of
support since it was
revealed by Bognor
resident Mrs Cooper, 39,
last month.

Among those who

By KEVIN SMITH
kevin.smith@chicobserver.co.uk
01243 822777

backed the idea is
Rebecca Thorpe, of
Queens Square, Bognor.

She told the council:
"This would add
something to Bognor
for the teens and pre-
teens, enabling them
to have fun in a safe
place and not to loiter
in car parks or on street
corners. Can't wait to
take my boys."

Another backer is
Alison Arnell-Smith,
of Albert Road, Bognor,
who wrote to Arun:
"The project can only be
seen as a big positive for
Bognor generally."

"By listening to kids
at school, parks and on
the skate ramps along
the beach, The Base is
a much wanted, needed

and hoped-for facility"

Mrs Cooper has
asked Arun to approve
a change of use of a
former warehouse on
Oldlands Way to the
indoor skate park.

The empty mid-
terrace building has an
open area of 766sq m
and 190sq m of first floor
offices. It has a car park
at the front. Ramps, a
cafe and a shop will be
provided inside.

A statement by Mrs
Cooper's planning
agents, Henry Adams,
with the application
said: "The idea for
this proposal was the
brainchild of local
parents who were
desperate to offer their
children somewhere
safe to skate when the
weather was inclement.

"They wanted
somewhere where

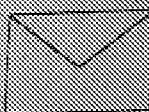
parents could join them
and enjoy a coffee or
lunch while waiting.

"The primary idea
is to encourage young
people to meet in a
safe environment, to
test their endurance,
sharpen their senses
and develop their
creativity, develop new
skills, make friends,
respect each other and,
most of all, to have fun.

"It would also
provide a recreational
opportunity to young
people to help them
develop healthy and
active lifestyles."

The skate park will be
unique between Poole
and Eastbourne. Its
hours are expected to be
10am-10pm Fridays and
Saturdays and 10am-
9pm on other days.

Four staff members
are due to work there.



What do
you think?
Let us
know.

Write to us at: The Observer,
Unicorn House, 8 Eastgate
Square, Chichester, PO19
1JN, or send us an email to
letters@chicobserver.co.uk

5 Year
Warranty

Smart Viera Tv

Wait
about

A FURTHER delay
be likely before
latest plans about
regeneration scheme
Bognor Regis are rev

Members of
District Council are
discuss the proposal
St Modwen for the
Centre and Hotha
sites on June 18. B
debate could be put t

Arun's chief exec
Nigel Lynn, said
the council's B
Regis regeneration
committee last wee
timetable could slip.

"We are continu
negotiate with St M
about the land valu
in particular whic
have previously inf
the council

Night air

A FUN filled night
the family will give a
to a Barnham comm
hall.

Music Night at Me
Field will take pla
Saturday and every
invited.

The music extra
has been organised
charity BLADE,
has selected some to
to entertain.

Luxury B

Double



Janina Cooper and supporters at the site of the proposed skatepark

CLIPPER

Skatepark plea made to council

SCORES of
skateboarders around
Bognor Regis have sent
an SOS message to the
council.

The skateboard and
scooter fans told Arun
District Council "Save
Our Skatepark" plans.

The council is set
to reject the proposal
to turn an empty
commercial premises
on the Southern Cross
Industrial Estate into
the unique indoor
facility. But the young
supporters of the

By KEVIN SMITH
Arundel Express
17/01/2007

scheme joined its
creator, Janina Cooper,
on Monday to urge a
change of mind. Jack
Brake, ten, of Berssted,
said: "Everybody in
the area can come to
this skatepark and it
will be fun. We won't
have to worry about the
weather.

"When it's raining,
I'm stuck at home but
the indoor skatepark
will give me something
to do. It will be really
fun to get out and about
with my friends and
practise on the ramps.

Another Berssted
resident, Michael
Robinson, nine, said:
"I would like this
skatepark because
the ramps will not be

slippery when it is wet."

As reported, Mrs
Cooper wants to convert
the former Oldlands
Way warehouse into
The Base. It will be a
focal point for BMX
riding, skateboarding
and scooting as the only
indoor skatepark along
the coast between Poole
and Eastbourne.

Ramp designers
have devised a range
of facilities for 50-60
skaters to use. But Mrs
Cooper has been told by
Arun planning officer
Simon Davis he will
recommend councillors
reject the proposal at
their meeting on July 2.

She asked her backers
to continue to show
their support by writing
to him. She claimed
the opinion failed to
take into account The
Base's contribution to

the community. "We
have already received
overwhelming support
from so many quarters,
including Sussex Police
and Bognor Parish
Council," she said.

This had enabled her
to reach her £80,000
funding target.

But Mr Davis has
told her the site would
remove a commercial
premises from a modern
industrial estate, was
separated from housing
by the A29 and could
cause conflict between
the skatepark's users
and lorries.

Mrs Cooper said
the building had been
empty for two years. The
highway safety matters
did not stop McDonald's
being approved nearby.

She had also spoken
to nearby firms about
her plans.

What do
you think?
Let us
know.

Write to us at: The Observer,
Warren House, 8 Eastgate
Square, Chichester, PO19
1LR or send us an email to
letters@chichester.co.uk