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101 North Bersted Street
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Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5L F



10 July 2012

Please ask for: Mr P Stack

Your Ref:

Our Ref: BE/38-44/12

Dear Sir,

RE: Tesco Express Chichester Road Bersted

I write in response to your letter dated 26th June 2012 concerning the above mentioned premises.

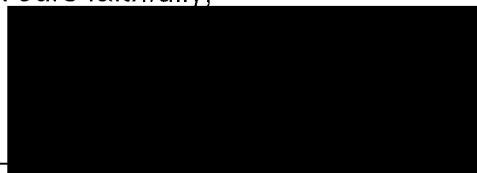
To clarify the planning situation regarding this site, the District Council as the Local Planning Authority recently dealt with several applications seeking minor alterations and signage on this site. These applications did not encompass the use of the site itself.

Current planning legislation permits the change of use of public houses to retail uses without any need for planning permission hence the applications related only to the minor building works and signage and not the use itself.

As planning legislation permits retail use of this property without any need for consent there is no control over which actual retail user can operate from the premises. The planning system is generally only concerned with the use of land and not the occupier or operator, therefore the question of who is to occupy premises will normally be irrelevant and not a matter which can be controlled by the Local Planning Authority.

I trust these comments outline the planning position in respect of this site.

Yours faithfully,



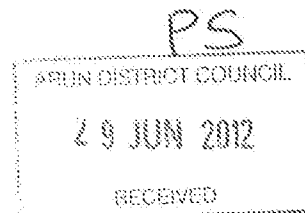
Paul Stack
Senior Planning Officer

[REDACTED]

THE CHASE
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26.06.2012

KARL ROBERTS
ASSISTANT DIRECTOR
Planning Services & Housing Strategy
ARUN District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex, BN17 5LF



Copy : Mr P Stack
Planning Department

Dear Sirs,

References : Planning/SDB
Site address * RISING SUN. PO21 5AN.

Thankyou for your communication dated JUNE 2012, and this is my first opportunity to respond.

The question I have, and I am NOT in the retail business but semi retired from the international meat industry.

With 3 stores within about 200 metres of the RISING SUN and another barely 5 minutes walk away from these stores and the site of the RISING SUN, what was the rational for approving the TESCO EXPRESS STORE ?

Locally we have, there are, ample opportunities and options to shop within a compact area and the chance to support smaller businesses. So what major factor has the COUNCIL taken into account to proceed on behalf of TESCO ?

No doubt the local stores will be hard hit by the TESCO store & may eventually drive them out of business, then what will happen to in store prices, any thoughts ?

Await your reply with interest.

Yours faithfully

J R COOPER

[REDACTED]