

Sandra Edwards

From: Simon Davis
Sent: 07 August 2018 10:20
To: Planning Scanning
Subject: FW: Third Floor, 8 York Road, Bognor - BR/107/18/PL

Application correspondence

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltrovers Road, Littlehampton, BN17 5LF

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From: Phil Brown [REDACTED]
Sent: 07 August 2018 10:12
To: Simon Davis
Subject: RE: Third Floor, 8 York Road, Bognor - BR/107/18/PL

Simon,

We can confirm that the application site has not been specifically marketed for ongoing commercial use as the planning application was submitted prior to the new Local Plan being adopted, and it was therefore not a requirement at the time of submission. However, we would reiterate that the site is on the third floor of a building that has existing residential use on both the first floor and second floor. The site also has residential use on both sides. Therefore, it would appear to be entirely sensible that the existing third floor offices are also used for residential purposes. Internal access areas are shared between the office use and the existing residential apartments, which does not make an ideal working arrangement, and this is an area that cannot be resolved. The current occupiers of the offices will be relocating soon to alternative offices elsewhere which are more easily accessible.

Whilst the specific site has not been marketed, a site on the upper floors on the opposite side of York Road has recently been marketed for commercial (office) use by Flude Commercial for approximately 18 months. This site comprised a number of different units of varying sizes, but there were no serious offers and the premises are no longer on the market. This helps to demonstrate that there is no demand for commercial (office) units of this type in this location, and that alternative uses should now be considered as there is no reasonable prospect of ongoing employment use.

We trust that this satisfactorily addresses this.

Regards,

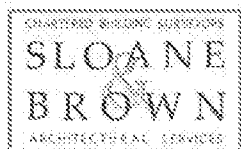
Phil.

Phil Brown
Director

Sloane and Brown Ltd
Unit 3b Woodhorn Business Centre

Woodhorn Lane
Oving Chichester
West Sussex PO20 2BX

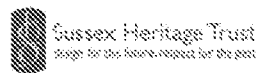
Company Registration No. 09665482



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Highly commended for South Downs Bunkhouse barn conversion

Highly commended for new Hotham Park Café building



From: Simon Davis [REDACTED]
Sent: 02 August 2018 10:39
To: Phil Brown [REDACTED]
Subject: RE: Third Floor, 8 York Road, Bognor - BR/107/18/PL

Dear Phil,

I have just come to look at this with a view to writing it up. However, I see that you have not replied to my email below. The Local Plan has now been adopted and there is conflict between your proposal and Policy EMP DM1. Are you able to provide evidence of marketing for office uses? If not then we may have to refuse the application. Please advise.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltrovers Road, Littlehampton, BN17 5LF

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From: Simon Davis
Sent: 11 July 2018 10:44
To: 'Phil Brown'
Subject: RE: Third Floor, 8 York Road, Bognor - BR/107/18/PL

Dear Phil,

I am afraid due to other commitments and the amount of work that I have, I will not be able to write this up until August. I have put it in my calendar to do on Thursday 2nd August. Could we therefore agree an extension until Monday 6th August please.

I have no concerns with the proposal. However, we are expecting to adopt our new Plan at Full Council on the 18th July. This will bring policy EMP DM1 into play. This states:

2. Protection of existing employment premises and sites

Existing employment sites and premises will be protected where there remains a reasonable prospect of employment use. Excepting Permitted Development Rights or Local/Neighbourhood Development Orders, change of use from Business Class (B1-B8) or similar sui generis(21) uses will not be permitted unless:

a. It is demonstrated that the site is no longer required and is unlikely to be re-used or re-developed for industrial/commercial purposes. This should include clear demonstration of marketing, viability appraisal and the suitability of the site to accommodate the proposed use - using a methodology to be agreed by the District Council at pre-application advice stage; or

b. The existing location poses insurmountable environmental harm or amenity which cannot be satisfactorily resolved.

The Council will require evidence that the site has not been made deliberately unviable, that marketing has been actively conducted for a reasonable period of time and that alternative employment uses have been fully explored.

The proposal would be in conflict with this policy unless you can provide evidence to demonstrate compliance with the above.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, [Arun District Council](#) |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Phil Brown [REDACTED]
Sent: 11 July 2018 09:01
To: Simon Davis
Subject: Third Floor, 8 York Road, Bognor - BR/107/18/PL

Mr Davis,

We understand you are the planning officer dealing with this planning application and note that a decision was due on 09.07.18.

Are you able to advise us whether you have considered the application yet, and when a decision is likely to be made?

Thank you,

Phil.

Phil Brown
Director

Sloane and Brown Ltd

Unit 3b Woodhorn Business Centre
Woodhorn Lane
Oving Chichester
West Sussex PO20 2BX



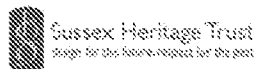
Company Registration No. 09666482



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