

## Daun Johnson

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**From:** Juan Baeza  
**Sent:** 29 July 2009 10:08  
**To:** Daun Johnson  
**Subject:** FW: 24 West Street, Bognor Regis Application Ref: BR/119/09

Daun

Another one to register.

Many thanks

Juan

-----Original Message-----

**From:** Michael Knight  
**Sent:** 29 July 2009 09:45  
**To:** Juan Baeza  
**Subject:** RE: 24 West Street, Bognor Regis Application Ref: BR/119/09

Juan,

I think that the owners through their agents have demonstrated that this retail unit is no longer a viable prospect other than to a very specialist trade which does not rely on passing pedestrian traffic. Whilst it is very difficult to judge at present whether in better times than we currently find ourselves this shop might find a retail user along the lines I have indicated above is arguable, however I do not think that given the location of the subject property its loss as a retail unit so near to the main town centre would be detrimental to the local economy.

Michael Knight

Deputy Head of Surveying and Estates.

-----Original Message-----

**From:** Juan Baeza  
**Sent:** 27 July 2009 12:16  
**To:** Michael Knight  
**Subject:** FW:24 West Street, Bognor Regis Application Ref: BR/119/09

Dear Michael,

Following refusal of a previous application partly on the grounds that the applicant did not complete the Council's viability questionnaire, a new application has been submitted with the attached questionnaire completed.

Can you please get back to me on whether or not you are satisfied that a loss of retail is justified in this case on viability grounds.

Thanks very much

Juan

-----Original Message-----

**From:** NRG\_Planning1 [mailto:nrg\_planning1@arun.gov.uk]  
**Sent:** 27 July 2009 11:05  
**To:** Juan Baeza  
**Subject:**

This E-mail was sent from "NRG-Planning1" (Aficio MP 5000).

Scan Date: 27.07.2009 12:04:35 (+0200)  
Queries to: helpdesk@arun.gov.uk