

**Economic Development Statement to support
Change of Use and
Minor External Alterations at
March House, 2 Sussex Street,
Bognor Regis, PO21 1SF**

The following statement is to be read in conjunction with the Planning Application.

Use:

March House is a two-storey commercial building, located in the built-up area of Bognor Regis.

The building currently has a Use Class B1 (Offices). The application seeks a change of use class to D1 (Dental Practise). The applicant is an established dental practise currently based in the town centre. The applicant wishes to obtain more suitable premises with level, ground floor access for the benefit of patients, particularly for elderly, infirm and disabled.

The building was previously granted approval to provide 3no 1 bed and 3no 2 bed flats, reference BR/213/06 and previously BR/184/05, although this has since lapsed. Previous historical uses have included retail units, beauty salon, offices and studio flat.

It is understood that the building is only partially occupied by a tenant. We do not know how long the building has remained under utilised.

Marketing:

The building has been marketed for approximately four months. The applicant is not the current owner and therefore for confidentially reasons, we do not have details of the responses received.

However, the agents particulars do draw attention to the previous approval for residential development although we are not aware if this has raised any serious responses. In our view, the site area is very small and would not provide the type of high quality dwellings necessary to meet the local housing need and therefore it does not offer sufficient justification for the loss of business premises and its impact upon the local economy.

Economic Impact:

The property is currently under utilised in its current B1 use.

The Change of Use will provide an opportunity to serve an immediate local business need. The practise provides employment for 10no staff, including part-time and full-time positions.

The building and location is ideal to meet the local needs of patients for dental healthcare.

The change from B1 (Offices) to D1 (Dental Practise) will have a strong beneficially impact upon the local economy, providing a long-term, sustainable business model in accordance with the National Planning Policy Framework.