

JJR Designs Ltd
Architectural Services

Ref: Arun DC/Planning/1332

Date: 21.05.2019

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Church House
94 Felpham Road
Felpham
West Sussex
PO22 7PG

Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN175LF



Dear Sir or Madam

Re: The Prince of Wales, 1 Highfield Road, Bognor Regis, West Sussex PO22 8BQ

Economic Development Statement.

The Economic Statement is submitted in support of the proposed development at The Prince of Wales, 1 Highfield Road, Bognor Regis PO22 8BQ. The site lies under the authority of Arun District Council.

Whilst seeking pre application advice, your reference PAA/115/18, the councils Economic Development Officer commented that: "Economic Development would have no objection to this application.

As is the case with many local pubs, the business cannot be sustained and an alternative use is being sort. The building has been Vacant for over two years.

This application should be considered in full regard to the following documents submitted, and as evidence that the current use cannot be sustained.

- **01 - Email from Fleurets confirming marketing and sale of property**
- **02 – The Prince of Wales marketing details**
- **03 – Judgment for Claimant in default**
- **04 – Confirmation of submission of Notice under Section 146 of the Law of Property Act 1925**
- **05 – Avoidance Notice**
- **06 – Overdue final bill**
- **07 – Notice of eviction.**

The Prince of Wales has no direct access from the main road, therefore it does not attract passing traffic. It is difficult to drive to without local knowledge. For large gatherings parking is limited. The University & Bognor Rugby Club who used to frequent the pub as their local now have their own facilities. There is no commercial kitchen.

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Although the site is in a sustainable location, it is not in the centre of town and does not attract foot traffic. Social attitudes have change, out of town pubs with poor access and no catering are not a viable business model.

If you have any further queries or require information please do not hesitate to contact me.

Yours faithfully

R P Stefanski

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For JJR Designs Ltd