

From: Amanda Scholes on behalf of Planning.Responses
Sent: 01 June 2020 11:59
To: Planning Scanning
Subject: FW: LU/45/20/PL

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: David Spring <David.Spring@arun.gov.uk>
Sent: 01 June 2020 11:54
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: LU/45/20/PL

Hi,

Please add the e mail below as the applicants response to the 'Economic Development Consultation response'.

With thanks,

David Spring B.Sc, M.Sc, M.A

Senior Planner (Agency)

Arun District Council, Maltravers Road, Littlehampton, BN17 5LF

Email: David.Spring@arun.gov.uk | DD: 01903 737521

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From: Chris Purdy (MHA) [REDACTED]
Sent: 01 June 2020 10:06
To: David Spring <David.Spring@arun.gov.uk>
Cc: Holly Nicol <[REDACTED]>; John Martin <[REDACTED]>; Nat King-Smith (MHA) <[REDACTED]>
Subject: RE: LU/45/20/PL

Good morning Mr Spring,

With reference to the objection lodged by the economic development team to the above planning application, the applicant, Hyde Housing, responds as follows;

ADC Point 1 – ‘The unit has been marketed at what we consider to be an above average rental figure for what is a shell that requires a complete fit out’.

The marketing of the premises targeted all tenants and uses from offices, retail, trade counter, care agencies, estate agencies, medical and health centres, financial advisors etc. Each type of use attracts a different value, with retail at the lower end and offices at the higher end. As such, it was agreed to market in the mid-range (which is at the very low end for office use).

Hyde have taken a flexible approach in terms of the marketing rental figure, being open minded to offer tenant incentives such as reduced rent or rent free period in order to assist with any ingoing tenant fit out costs. Likewise, Hyde have been keen to stress general flexibility towards the lease terms i.e. encourage tenant break options.

ADC Point 2 – ‘That there has been interest in the unit. We would disagree with the agent on the units that are identified as vacant in their report ... Vacancy levels currently sit at around 4% level which is considerably lower than the national picture’.

Two offers were received, however these were commercially unviable. The general feedback from the marketing is that the location and lack of parking/loading facilities has led to the limited amount of interest.

The report was completed in December 2019 and as such the vacancy levels were accurate at the time of writing.

We ask that you kindly accept this as formal response to the objection, and see that the change of use application is entirely justified.

Kind regards

Chris Purdy BA Arch
Associate



Ground Floor | Bicentennial Building | Southern Gate | Chichester | West Sussex | PO19 8SZ

B I R A



Association
of Surveyors



Chartered
Institution of Building

From: David Spring <David.Spring@arun.gov.uk>

Sent: 13 May 2020 13:27

To: Chris Purdy (MHA) <chris.purdy@arun.gov.uk>

Subject: LU/45/20/PL

Mr Purdy,

I hope you are well.

What was the number of the original 2011 application you mentioned in your design and access statement? I've looked on site history and can't see it.

With regards,

David Spring B.Sc, M.Sc, M.A

Senior Planner (Agency)

Arun District Council, Maltravers Road, Littlehampton, BN17 5LF

Email: David.Spring@arun.gov.uk | DD: 01903 737521

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