

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 10 January 2020 08:30
To: Planning Scanning
Subject: FW: Application Ref: R/220/19/PL - 2 Ash Lane, Rustington
Attachments: 2 Ash Lane - letter to Arun District Council.pdf

From: Andrew Wood <[REDACTED]>
Sent: 09 January 2020 17:18
To: Planning.Responses <[REDACTED]>
Subject: FW: Application Ref: R/220/19/PL - 2 Ash Lane, Rustington

[REDACTED]

Thank you

Andrew Wood

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

[REDACTED]

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Save the environment - think before you print.

From: Aarti O'Leary [REDACTED]
Sent: 20 December 2019 09:54
To: Andrew Wood [REDACTED]
Cc: Juan Baeza [REDACTED]
Subject: RE: Application Ref: R/220/19/PL - 2 Ash Lane, Rustington

Dear Andrew

Further to previous correspondence on the concern regarding the level of marketing activity undertaken for the application site, please find attached correspondence from the applicant's agent.

We trust this satisfactorily addresses the matter raised and the application can now be written up favourably.

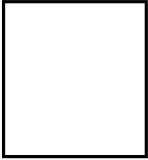
Please could you circulate a copy of the proposed conditions for our review.

Given the length of time that has passed since the original target determination date, the applicant is keen to expedite a favourable determination of the application.

We look forward to hearing from you shortly.

Kind Regards

Aarti O'Leary
BSc (Hons), MA (Merit), MRTPI
Associate



Chartered Surveyors & Town Planners
6 New Bridge Street
London
EC4V 6AB



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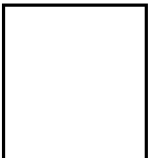
From: Aarti O'Leary
Sent: 18 December 2019 09:36
To: 'Richard Castro-Parker' <[REDACTED]>; Andrew Wood <[REDACTED]>
Cc: Juan Baeza <[REDACTED]>
Subject: RE: Application Ref: R/220/19/PL - 2 Ash Lane, Rustington

Thanks Richard

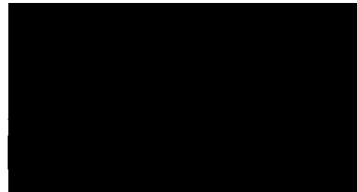
We agree to the extension of time and will aim to get further information on the ongoing marketing activity to you and Andrew shortly.

Kind Regards

Aarti O'Leary
BSc (Hons), MA (Merit), MRTPI
Associate



Chartered Surveyors & Town Planners
6 New Bridge Street
London
EC4V 6AB



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From: Richard Castro-Parker <[REDACTED]>
Sent: 17 December 2019 13:25
To: Aarti O'Leary <[REDACTED]>; Andrew Wood <[REDACTED]>
Cc: Juan Baeza <[REDACTED]>
Subject: RE: Application Ref: R/220/19/PL - 2 Ash Lane, Rustington

Dear Aarti,

In order to allow the forthcoming information regarding the marketing of the application to be submitted and assessed I am requesting an extension of time until January the 31st 2020. I apologise for the delay. As per my earlier telephone message my colleague andrew wood will be taking over finalising this application.

Please can you reply to all when responding to the above request for an extension of time.

Yours sincerely

Richard Castro-Parker
Senior Planning Officer (Contract)
Arun District Council

From: Juan Baeza <[REDACTED]>
Sent: 17 December 2019 09:57
To: Richard Castro-Parker <[REDACTED]>
Cc: Andrew Wood <[REDACTED]>
Subject: RE: Application Ref: R/220/19/PL - 2 Ash Lane, Rustington

Richard

Can you please agree an EOT, for now to the end of January. I take it there's a report written up that Andy, the new case officer, can pick up on his return. Can you leave a quick note on the file to assist Andy with an update on the app.

Thanks

Juan Baeza Area Team Leader – Planning Department, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Richard Castro-Parker <[REDACTED]>
Sent: 16 December 2019 17:49
To: Planning.Responses <[REDACTED]>
Cc: Juan Baeza <[REDACTED]>
Subject: FW: Application Ref: R/220/19/PL - 2 Ash Lane, Rustington

Please could this correspondence be added to R/220/19/PL - 2 Ash Lane, Rustington.

Thank you

Richard Castro-Parker
Senior Planning Officer (Contract)
Arun District Council

From: Aarti O'Leary <[REDACTED]>
Sent: 16 December 2019 13:16
To: Richard Castro-Parker <[REDACTED]>
Cc: Juan Baeza <[REDACTED]>; Neil Crowther <[REDACTED]>; Geoff Bullock <[REDACTED]>
Subject: Application Ref: R/220/19/PL - 2 Ash Lane, Rustington

Dear Richard

Further to our telephone conversation this afternoon, we write in response to your advice that the application is being written up for refusal on the grounds that insufficient marketing activity has been reported in the application documents.

It is disappointing that we have only been made aware of this matter at this late stage – 1 month after the application's target determination date, and despite requesting updates on the application on a regular basis.

We wish to highlight that the reason only 1 month's marketing activity could be reported in the application documents is that the site became vacant in August 2019 (only 1 month prior to the change of use application being submitted).

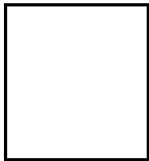
In order to address the matter raised and to seek to alter the recommendation to one for approval, we have requested details of the ongoing marketing activity that has been undertaken since the application site was vacated in August 2019.

We understand that marketing activity has been ongoing since the property was vacated, and we will circulate details of this shortly.

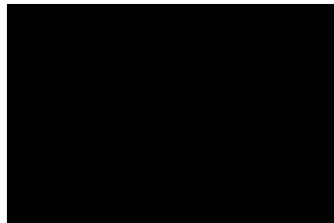
On this basis, we would be grateful if determination of the application could be held until this information has been provided. We would be content to agree an extension of time in order to allow for the matter to be addressed.

Kind Regards

Aarti O'Leary
BSc (Hons), MA (Merit), MRTPI
Associate



Chartered Surveyors & Town Planners
6 New Bridge Street
London
EC4V 6AB



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20 December 2019



Vail Williams LLP
Lakeside North Harbour
Western Road
Portsmouth PO6 3EN

Planning Department
Arun District Council
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Dear Sir/Madam

2 Ash Lane, Rustington, BN16 3BZ – Change of Use from Class A2 to Class A1/A3/A4

We have been asked to provide background in relation to the above property and marketing undertaken to identify a new tenant.

We were instructed as joint letting agents with SHW in relation to the premises in mid May 2019, just prior to Halifax closing the branch on 29th May 2019. We have been joint letting agents with SHW for Rustington centre since 2011 and as with other units becoming available have undertaken the following marketing on the premises –

- Installation of window vinyl, reading Retail Unit – To Let, into unit frontage to Ash Lane in early July 2019
- Direct marketing to occupiers with enquiries for premises in Rustington centre from June 2019
- Direct marketing to retailers on Vail Williams database with requirements for this size of premises along the South Coast from June 2019

The unit is located in a secondary position within Rustington centre and accordingly has been offered on a flexible basis with the potential for a variety of different uses being highlighted. In particular with the changing nature of retail in the UK and reduced demand for units in secondary locations emphasis has been placed on trying to identify sustainable uses. Occupiers targeted included sustainable supermarkets, homewares/gifts and health food shops.

I have checked with SHW and also reviewed our records and no direct enquiries from the vinyl have been received for the unit. Interestingly between SHW and ourselves 4 different micropubs have expressed interest in acquiring premises in Rustington centre in the last 18 months.

Overall within Rustington centre whilst some Class A1 retail enquiries have been received these have been focused on the prime retail pitches and not the secondary locations. It is believed a more flexible approach to alternative uses for secondary pitches will be required to maintain town centre vitality and prevent unit vacancy.

Listen Care

VWValues

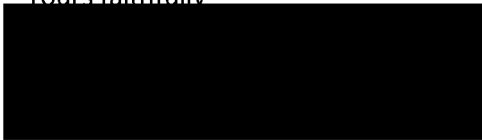


Innovate Lead



We hope that this overview is of assistance and if you require further information please do not hesitate to be in contact.

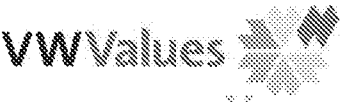
Yours faithfully



Tim Clark
Partner
Vail Williams LLP



Listen Care



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