From: Jane Proctor <jane.proctor@adur-worthing.gov.uk> on behalf of Jane Proctor
Sent: 27 November 2019 11:45
To: Marie O'Keeffe
Subject: Re: Sherwood House, Southwick Street, AWDM/1350/19

Hi Marie

I am not aware of any discussions regarding the potential use of this site for housing when the new Focus building was proposed and it has never been assessed in the SHLAA.

From a policy point of view, the site is in employment use and Policy 25 of the ALP seeks to retain such uses unless it can be demonstrated that the site/premises is genuinely redundant and that no effective demand exists or is likely to exist in the future to use the land for B class uses.

In this case, whilst the buildings themselves may not be fit for purpose, there does not appear to be evidence that the site itself has been marketed for redevelopment with an employment use. The SPD: Demonstrating Genuine Redundancy of Employment Sites provides details on the evidence that would be required before it can be determined that the site is genuinely redundant. For this reason there is a policy objection to the redevelopment of this site for residential use.

https://www.adur-worthing.gov.uk/adur-ldf/spd-and-guidance/#spd-redundancy-of-employment-sites

Regards

Jane

On Wed, 20 Nov 2019 at 10:20, Marie O'Keeffe <marie.o'keeffe@adur-worthing.gov.uk> wrote:

> Morning Jane
>
> I have an application to redevelop this site with 5 houses. There are currently two single storey prefabs on the site last used for B1 purposes. An Employment report submitted with the application says they are both vacant, though I think Medilink are still there. Focus relocated to their new headquarters in Shoreham.
>
> Can you have a read of their report, attached, and let me have your thoughts please? Is there an additional employment policy refusal reason? I am refusing on listed building/conservation/design grounds already.
>
> Didn't know whether this site was discussed as a potential housing site when the Focus building HQ project was proposed?
>
> I have also included their planning statement as it gives further info and some photos.
>
> Thanks very much.
>
> --
>
> **Marie O'Keeffe**
> Senior Planning Officer - Part Time, Adur & Worthing Councils
> Phone: 01903 221425

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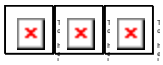

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