**From:** Suzy Bastable
**Sent:** 13 February 2015 12:00
**To:** Peter Barnett
**Cc:** Tina Barker
**Subject:** FW: AWDM/1626/14 Nynex House Gardner Road Southwick

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

**Categories:** Blue Category

Hi Peter,

Please see below the additional Economic Development comments:

Please note that Economic Development is concerned by the lack of industrial floor space currently available in Adur, to enable business expansion and inward investment opportunities. Nynex House is currently the only large scale industrial site available in Adur.

Whilst actively promoting this site to potential occupiers, businesses fed back that the location and size of this site would meet their needs. However, businesses expressed concerned that the current lending market is making it difficult to raise finance, on properties requiring considerable investment in addition to the site purchase, unless it can be demonstrated that the asking price adequately reflects the level of additional investment required.

Economic Development has been actively working to encourage inward investment of a large B1/B8 employer who's purchase offer has been rejected, but are still keen to secure this site to enable the relocation

of their 190 employees, as they feel this site has potential to meet their current and future needs.

Kind regards

Suzy

**Suzy Bastable – Economic Development Officer**
Location: Room 16, Commerce Way, Lancing, West Sussex, BN15 8TA
Internal: 63206 | External: 01273 263206 | Mobile 07968515458 |
E-mail: suzy.bastable@adur-worthing.gov.uk

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**From:** Peter Barnett
**Sent:** 05 February 2015 13:39
**To:** Tina Barker
**Subject:** FW: AWDM/1626/14 Nynex House Gardner Road Southwick
**Importance:** High

Tina

I have received the attached response from the applicants to objections raised about the change of use of Nynex House. Can you please let me have any further comments you wish to make by Friday 13th Feb at the latest?

Thanks

Peter

Peter Barnett - Principal Planning Officer, Development Management | Adur & Worthing Council Services
Location: Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Internal: 1310 | External: 01903 221310 | E-mail: peter.barnett@adur-worthing.gov.uk
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**From:** Viktorija Saveca [mailto:vsaveca@shw.co.uk]
**Sent:** 05 February 2015 13:05
**To:** Peter Barnett
**Subject:** AWDM/1626/14 Nynex House Gardner Road Southwick

Dear Peter,

Please find attached our comments to the consultation responses received on the application at Nynex House.

We will await for your comments with regards to the attached and the alternative committee date.

Kindest regards,
Viktorija

Viktorija Saveca BSc (Hons)
Trainee Planner
for and on behalf of
Stiles Harold Williams Partnership LLP
T: 020 8662 2706
F: 020 8662 2701
M: 07947 373875
vsaveca@shw.co.uk

Twitter Logo @SHWPlanning

**From:** Viktorija Saveca
**Sent:** 05 February 2015 09:35
**To:** 'Peter Barnett'
**Subject:** RE: AWDM/1626/14 Nynex House Gardner Road Southwick

Dear Peter,

You will have our finalised response shortly this morning. However, given that there are like to be further discussions and queries coming from the report, it would seem like a reasonable approach to agree on a later committee date so that you have all of the information and facts before you to present the well informed arguments in favour of the application.

Kindest regards,
Viktorija

Viktorija Saveca BSc (Hons)
Trainee Planner
for and on behalf of
Stiles Harold Williams Partnership LLP
T: 020 8662 2706
F: 020 8662 2701
M: 07947 373875
vsaveca@shw.co.uk

Twitter Logo @SHWPlanning

**From:** Peter Barnett [mailto:Peter.Barnett@adur-worthing.gov.uk]
**Sent:** 05 February 2015 09:22
**To:** Viktorija Saveca
**Subject:** RE: AWDM/1626/14 Nynex House Gardner Road Southwick
**Importance:** High

Dear Viktorija

I will need to receive your response this morning if I am to have sufficient time to include it within my report.

Thanks

Peter

Peter Barnett - Principal Planning Officer, Development Management | Adur & Worthing Council Services
Location: Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Internal: 1310 | External: 01903 221310 | E-mail: peter.barnett@adur-worthing.gov.uk
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**From:** Viktorija Saveca [mailto:vsaveca@shw.co.uk]
**Sent:** 02 February 2015 16:28
**To:** Peter Barnett
**Subject:** RE: AWDM/1626/14 Nynex House Gardner Road Southwick

Dear Peter,

As per our discussion earlier, I can confirm that we are awaiting for the last comments from our colleagues that undertook the Marketing Report and we will be able to forward you our complete response latest by Thursday, 5th February, for your consideration

Kindest regards,
Viktorija

Viktorija Saveca BSc (Hons)
Trainee Planner
for and on behalf of
Stiles Harold Williams Partnership LLP
T: 020 8662 2706
F: 020 8662 2701
M: 07947 373875
vsaveca@shw.co.uk




@SHWPlanning

**From:** Peter Barnett [mailto:Peter.Barnett@adur-worthing.gov.uk]
**Sent:** 02 February 2015 10:17
**To:** Viktorija Saveca
**Subject:** RE: AWDM/1626/14 Nynex House Gardner Road Southwick
**Importance:** High

Dear Viktorija

Can you please advise me when your response statement is to be submitted? The Committee report needs to be completed tomorrow and I would like to able to include your response within it.

Thanks

Peter

Peter Barnett - Principal Planning Officer, Development Management | Adur & Worthing Council Services
Location: Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Internal: 1310 | External: 01903 221310 | E-mail: peter.barnett@adur-worthing.gov.uk
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**From:** Viktorija Saveca [mailto:vsaveca@shw.co.uk]
**Sent:** 19 January 2015 14:15
**To:** Peter Barnett
**Subject:** RE: AWDM/1626/14 Nynex House Gardner Road Southwick

Peter,

Many thanks, much appreciated!

Kindest regards,
Viktorija

Viktorija Saveca BSc (Hons)
Trainee Planner
for and on behalf of
Stiles Harold Williams Partnership LLP
T: 020 8662 2706
F: 020 8662 2701
M: 07947 373875
vsaveca@shw.co.uk

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**From:** Peter Barnett [mailto:Peter.Barnett@adur-worthing.gov.uk]
**Sent:** 19 January 2015 14:13
**To:** Viktorija Saveca
**Subject:** RE: AWDM/1626/14 Nynex House Gardner Road Southwick

Viktorija

I will forward it to them.

Regards

Peter

Peter Barnett - Principal Planning Officer, Development Management | Adur & Worthing Councils
Location: Portland House, Richmond Road, Worthing, BN11 1HS
Internal: 1310 | External: 01903 221310 | E-mail: peter.barnett@adur-worthing.gov.uk
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**From:** Viktorija Saveca [mailto:vsaveca@shw.co.uk]
**Sent:** 19 January 2015 14:11
**To:** Peter Barnett
**Subject:** RE: AWDM/1626/14 Nynex House Gardner Road Southwick

Dear Peter,

I have noted it now appears on the website – many thanks for this clarification!

Can I, please, confirm that the marketing report is also forwarded to the Shoreham Harbour Regeneration policy team as their comments similarly related to the concerns over employment use?

We will then include additional comments on the loss of employment use in our detailed response.

Kindest regards,
Viktorija

Viktorija Saveca BSc (Hons)
Trainee Planner
for and on behalf of
Stiles Harold Williams Partnership LLP

T: 020 8662 2706
F: 020 8662 2701
M: 07947 373875
vsaveca@shw.co.uk

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**From:** Peter Barnett [mailto:Peter.Barnett@adur-worthing.gov.uk]
**Sent:** 19 January 2015 14:06
**To:** Viktorija Saveca
**Subject:** RE: AWDM/1626/14 Nynex House Gardner Road Southwick

Dear Viktorija

I must apologise for the marketing report not being published on the website. This was an administrative error which has now been rectified.

I have spoken with our Economic Development Officer and she has now reviewed the marketing report in full. Having read the report, she does not consider that it changes her view and no amendment or addendum to her comments is necessary.

Regards

Peter

Peter Barnett - Principal Planning Officer, Development Management | Adur & Worthing Councils
Location: Portland House, Richmond Road, Worthing, BN11 1HS
Internal: 1310 | External: 01903 221310 | E-mail: peter.barnett@adur-worthing.gov.uk
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**From:** Viktorija Saveca [mailto:vsaveca@shw.co.uk]
**Sent:** 16 January 2015 17:19
**To:** Peter Barnett
**Cc:** Tina Barker
**Subject:** RE: AWDM/1626/14 Nynex House Gardner Road Southwick

Dear Peter,

We had a look into the comments provided in regards to the employment use, and noted that none of the comments refer to the Marketing report that was submitted as a part of this application.
It further seems that report is not appearing on the website along with the other documents.

For your convenience I have attached this report above.
If this has not been reviewed by the consultees, I would appreciate if that could be forwarded to them for consideration.
Alternatively, we of course will address the employment use concerns in our detailed response.

Best regards,
Viktorija

Viktorija Saveca BSc (Hons)
Trainee Planner
for and on behalf of
Stiles Harold Williams Partnership LLP
T: 020 8662 2706
F: 020 8662 2701
M: 07947 373875
vsaveca@shw.co.uk

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**From:** Peter Barnett [mailto:Peter.Barnett@adur-worthing.gov.uk]
**Sent:** 15 January 2015 15:44
**To:** Viktorija Saveca

**Subject:** FW: AWDM/1626/14 Nynex House Gardner Road Southwick

Dear Viktorija

Please find below the comments of our Economic Development Officer in connection with the above application.

Regards

Peter

Peter Barnett - Principal Planning Officer, Development Management | Adur & Worthing Councils
Location: Portland House, Richmond Road, Worthing, BN11 1HS
Internal: 1310 | External: 01903 221310 | E-mail: peter.barnett@adur-worthing.gov.uk
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**From:** Tina Barker
**Sent:** 15 January 2015 14:50
**To:** Peter Barnett
**Cc:** Suzy Bastable
**Subject:** AWDM/1626/14 Nynex House Gardner Road Southwick

Hi Peter

Please find below the Economic Development comments on the above application:

Nynex House is 57,228 sq ft of B1/B8 floor space with 132 car parking spaces on site, which has been vacant for a number of years, with marketing of the ground

floor commencing in 2012. This site is situated in close proximity to the A259 with good rail and bus links and is located within an area of deprivation. The ground floor currently comprises of good quality office accommodation and has the capacity to be returned to industrial use. The first floor has been unoccupied for many years and has been stripped out leaving an open plan shell.

In Adur there is 3,778,132 sq ft of B Class employment floor space of which 94.7% is currently occupied or under offer. Please note that 97.8% of Industrial/Warehousing floor space is currently occupied or under offer in Adur and Economic Development (ED) are struggling to identify suitable industrial sites, to accommodate inward investment and indigenous business expansion.

In May 2014 ED met with the commercial agents for the site and a representative of Virgin Media who currently hold an existing lease on the ground floor. ED expressed concern that the site was perceived as being marketed at above market value and this was deterring interest in the site. ED was encouraged to hear that the price aspiration had recently reduced and agreed to help promote this site to businesses to secure employment occupation.

Since this meeting ED have been working to encourage full employment occupation of this site and have been working with 5 large scale B1/B8 occupiers, who have all expressed leasehold or freehold interest in the site, however, the reduction in price has not fully addressed concerns regarding the market value and 4 of the potential businesses have decided not to pursue the site at this stage. ED are currently working with the remaining B1/B8 occupier who's offer was recently rejected, but who are still keen to bring their operation and 190 employees to this site.

Economic Development therefore strongly object to this application for change of use to D1/D2 as the application does not demonstrate that this site is no longer viable for B1/B8 use and does not maximise employment potential within a deprived area.

Kind regards

Tina

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tt
p

**Tina Barker – Economic Development Officer**
Location: Room 16, Commerce Way, Lancing, West Sussex, BN15 8TA
Internal: 63206 | External: 01273 263206 | Mobile 07968515458 |
E-mail: tina.barker@adur-worthing.gov.uk

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