From: Suzy Bastable
Sent: 14 September 2015 12:03
To: Peter Barnett
Cc: Tina Barker
Subject: Nynex House - AWDM/1038/15 Change of Use to D1/D2 on first floor

Flag Status: Flagged

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 and 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. The ground floor currently comprises of good quality office accommodation and has the capacity to be returned to industrial use to meet current industrial demand. Please note Economic Development (ED) does not currently have any outstanding requirements from companies looking for office space in Adur. The first floor of this site has been unoccupied for many years and has been stripped out leaving an open plan shell, which would be suitable for industrial use.

In Adur there is 3,778,132 sq ft of B Class employment floor space, of which 92% is currently occupied or under offer. Please note that 94.7% of industrial/warehousing floor space is currently occupied or under offer in Adur and ED are struggling to identify suitable industrial sites, to accommodate inward investment and indigenous business expansion.

ED are aware that a number of industrial companies in Brighton & Hove (B&H) are looking to expand, but are unable to identify suitable industrial expansion space within the B&H area and therefore ED has seen an increase in migration of industrial companies from B&H into Adur. Nynex House is well positioned to attract a company expanding from B&H, as it is located close to the B&H western boundary and is within close proximity to good rail and bus links. ED currently have 8 companies looking for industrial floor space in Adur and are struggling to identify potential sites, this equates to a current unmet demand of 203,000 sq ft of industrial floor space. An example of this is a motorcycle manufacturer who is in the process of trying to securing Nynex House, to enable expansion of this global export company currently based in Brighton.

Please note that Nynex House has also been identified as a potential relocation site to help bring forward the regeneration of Shoreham Harbour. This project could potentially displace a considerable number of non-port related industrial companies, which will require industrial commercial space in close proximity to their current location, to safeguard local employment and supply chain.

Nynex House is a substantial commercial site, in a key location that has the potential to support future industrial business growth, business retention and inward investment opportunities. Economic Development strongly objects to this application for change of use to D1/D2 for 29,799 sqft on the first floor, as this application does not demonstrate that this floor space is non longer viable for industrial use and would lead to a total loss of 57,228 sqft of potential industrial floor space in Adur.

Kind regards

Suzy

Suzy Bastable | Economic Development Officer | Adur & Worthing Councils
01273 263206 | http://www.adur-worthing.gov.uk/businesses/

---------- Forwarded message ----------
From: **Suzy Bastable** <suzy.bastable@adur-worthing.gov.uk>
Date: 10 September 2015 at 12:27
Subject: Re: Nynex House
To: Peter Barnett <peter.barnett@adur-worthing.gov.uk>

Hi Peter,

I will try my best for you.

Kind regards

Suzy

Suzy Bastable | Economic Development Officer | Adur & Worthing Councils
01273 263206 | http://www.adur-worthing.gov.uk/businesses/

---------- Forwarded message ----------
From: **Peter Barnett** <peter.barnett@adur-worthing.gov.uk>
Date: 10 September 2015 at 10:38
Subject: Nynex House
To: Tina Barker <tina.barker@adur-worthing.gov.uk>

Tina

Can I please have your comments on this one by the end of this week?

Thanks

Peter

Peter Barnett | Principal Planning Officer | Adur & Worthing Councils
01903 221310 | http://www.adur-worthing.gov.uk