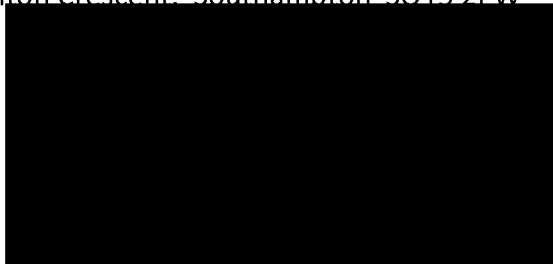

LUKEN BECK

30 Carlton Crescent, Southampton, SO15 2FW



April 2018

Planning Services
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Our Ref: LB17/Oldlands
Your Ref:

Dear Sir/Madam,

Oldlands Farm Phase II – Planning Permission AL/58/15/OUT

Application for Approval of Reserved Matters in accordance with Conditions 9, 13, 18, 21, 22, 31 & 35

Please find enclosed an application seeking approval of Reserved matters in accordance with Condition 9 of the above outline planning permission at Oldlands Farm, Steyning Way, Bersted.

Oldlands Farm is an important, comprehensive mixed-use employment site within Arun District Council. This scheme and other developments in the immediate locality are those that ADC have identified as the main growth prospects for employment over the next plan period. This Reserved Matters application accords with the original planning strategy of bringing forward mixed employment to Oldlands.

Hanbury secured Rolls Royce Motor Cars as the prestigious anchor tenant for Phase 1 of the scheme and this, coupled with these Reserved Matters plans, is resulting in Oldlands Farm becoming the premier employment site in the area. This application is the next stage in delivering jobs to the District.

The proposals fully accord with the principles established by the outline consent and the subsequently approved Design Code and as such are considered to respect the context of the site and reflect the development which has been undertaken on Phase 1.

The proposed mix of development also accords with Condition 12 (as amended by Application AL/57/16/PL) insofar as it comprises a total of 18,618m² of which 11,146m² is for Class B8 and the remaining 7,472m² for Class B2 purposes. The breakdown of the individual units is shown below;

	Use	M ²	Fl ²
Unit 1	B2	3,414	36,748
Unit 2	B2	2,959	31,850
Unit 3	B8	11,146	119,975
Unit 4	B2	1,099	11,830
Total		18,618	200,403



RTPI

mediation of space - making of place

Director and Practice Manager: Ian Johnson B.Sc (Hons), M.A., PG Dip UD, MRTPI
Svein Consultants: Graham Beck JP, M.B.A., LL.B (Hons), B.A (Hons), Dip.T.P., M.B.T.P., M.C.M.I.
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Having regard to the terms of the outline consent and Design Code, it is clear that the proposals will result in less vehicular trip generation than for the scale of development approved (up to 20,453m²) and that the proposed layout, access, scale, appearance and landscaping are appropriate having regard to the context of the site and the relationship with earlier phases of the development.

In addition, this application also includes those elements required to be included within the reserved matters submission by Conditions 13 (Phasing Plan and schedule); Condition 18 (Details of maintenance of Oldlands Farm Ditch including timing and phasing arrangements); Condition 21 (Details of maintenance and management of the proposed SuDs system); Condition 22 (Proposed Surface Water Drainage System); Condition 31 (Landscape Management Plan); Condition 35 (full details of final levels and contours across the site).

As you are aware, the site is allocated through the Local Plan and benefits from outline consent and consequently Paragraph 14 of the NPPF is relevant and advises;

*14. At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.....*

*For **decision-taking** this means:*

- approving development proposals that accord with the development plan without delay;*

The accompanying Economic Statement prepared by Hardisty Jones Associates on behalf of the applicants confirms the economic benefits of the development to Arun as follows;

Construction Phase – 136 person-years of employment within the Construction sector which will generate wages of £4.5 mill through the construction period. Converting these figures into **net local impacts**, this equates to **119 person-years** of employment supporting wages to local residents of **£3.9 mill**.

Operational Phase – At full occupancy, the development will generate in the order of 375 – 417 Full Time Equivalent jobs. Following adjustment for part-time working, the likely total employment of on-site employment is 390 – 434 jobs at full occupancy. The corresponding wages generated is estimated to be £11.0 - £12.3 mill per annum. Converting these figures to **net additional local impacts** results in 309 – 344 FTE jobs resulting in a total of **322 – 358 jobs** with estimated wages per annum of **£9.1 mill - £10.1 mill**.

Clearly the development will contribute substantially to the economic well-being of Arun through the resulting employment and wages generated which will result in additional expenditure in Arun. Consequently, the proposals will benefit the area whilst providing a well-designed development which respects its context which is evidenced by the submitted drawings, Design Statement and related information.

Consequently, it is hoped you will be able to approve this reserved matter application as soon as possible, however, should you have any queries or require additional information with respect to the application please do not hesitate to contact me.

With kind regards,

David Jobbins

David Jobbins MRTPI

Director

Email: davidjobbins@lukenbeck.com

Luken Beck mdp Ltd.