

Bognor Regis Regeneration Board

Response to Planning Application Hanbury Properties AL/44/18/RES

Introduction

The Bognor Regis Regeneration Board was established in 2007 to act as an independent advisory body, bringing together leading representatives from the key public, private and community stakeholders in Bognor Regis. The Board recognises that a collective and cohesive approach can generate and secure the economic benefits sought by those who live and work in Bognor Regis.

The Board has three key objectives:

- To collectively promote Bognor Regis as a great place to live, work, visit and invest
- To consider, give opinion and comment upon how and to what extent planned and proposed developments contribute to:
 - the town's growth and development
 - addressing and overcoming the town's socio-economic challenges; and,
 - maximising benefits and opportunities for the town.
- To consider and evaluate strategies which impact upon the economic growth of Bognor Regis and offer comment, opinion and where appropriate modifications.

Board membership is drawn from the major private and public organisations including the University of Chichester, West Sussex County Council, Arun District Council, and Butlins.

Hanbury Properties Planning Application

Application AL/44/18/RES seeks approval of Reserved Matters in accordance with Condition 9 of the outline planning permission granted by AL/58/15/OUT in April 2016 for Phase 2 development at Oldlands Farm, Bognor Regis.

The Regeneration Board supported the previous application for a better balanced mix of uses subject to ADC being satisfied that evidence from the applicants on the economic and employment impacts ensured compatibility with the economic growth predicated in the Draft Local Plan. The Board suggested that any consent should be for a mix of B2 and B8 similar to Option 1 of the applicant's first application (AL/57/16/PL) – 6,900 sq m B2 and 13,470 sq m B8, thereby safeguarding the prospect of higher value jobs.

The Phase 2 proposed development comprises 4 units totalling:

- 7,032 sq m B2 General Industrial use
- 10,610 sq m B8 Storage & Distribution use
- 5% ancillary B1 office use (882 sq m)
- Associated car parking and infrastructure

The economic impact statement submitted by Hardisty Jones Associates on behalf of Hanbury Properties identifies:

- Construction cost estimated at £23.7m directly supporting 136 person-years of employment within the construction sector, generating wages of £4.5 m.

- The multiplier effect accruing through the supplier chain a further £3.5 m as incomes are spent in the local economy (this, subject of course to employment of local contractors and suppliers).
- When fully occupied the development has the capacity to reasonably accommodate 375-417 FTE jobs.
- Total wages are estimated on full occupancy at £11.0 m to £12.3 m per annum with the prospect of a further £9.1 m to £10.1 m in local additionality wages generated by the development.

Oldlands Farm is an integral element of Enterprise Bognor Regis and this application reflects the strategic alignment of the development in accordance with Arun District Council's Draft Local Plan's economic growth objectives.

The Board supports the application for the proposed development but would caution regarding the traffic impact of Oldlands Farm on the local road infrastructure. Careful consideration should be given to recommendations from Highways England and WSCC.

The Board would also urge Hanbury to adopt the principals outlined in the Bognor Regis Regeneration Developer and Partner Charter which promotes the increase in average weekly wages, raising educational attainment and skill levels, improving the competitiveness and sustainability of local businesses, engaging with local stakeholders and exercising best practice.

Prepared By: David Myers

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