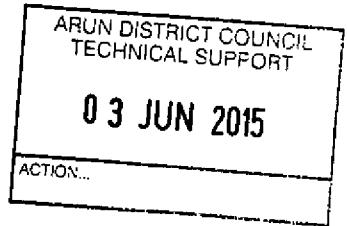


LUKEN BECK

30 Carlton Crescent, Southampton SO15 2EW
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Planning Services
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



Cover letter

2nd June 2015

Ref: CJB/14020

Dear Sirs

Proposed Industrial, Oldlands Farm Phase II, Bognor Regis Planning Portal Ref: PP- 04195567

On behalf of Hanbury Properties we are instructed to submit an Outline planning application for the development of Phase II Oldlands Farm Strategic Development site at Bognor Regis, with all matters reserved except for access.

The application site has a total area of 11.8 ha of which 6.04 ha is developable area and 5.76 ha is flood compensation area. The proposals are for mixed B2 and B8 uses. Two illustrative master plan options are submitted showing two different mix scenarios. The maximum developed area will be 20,453 sq m. of floorspace.

Accompanying the application is a separate letter, formally requesting a Screening Opinion. (*Being processed separately.*)

The application is submitted via the Planning Portal (ref. above) and comprises the application forms and Certificate B. The remainder of the supporting documents are submitted on the enclosed disc, and comprise the following:

Plans. Prepared by Davies Landscape Architecture Ref. DLA.1643.L003.

- 01 Red Line Boundary
- 02 B2 only Uses Illustrative Masterplan
- 03 B2 and B8 Uses Illustrative Masterplan

Documents

- Archaeology Report
- Landscape Visual Impact Assessment (including Trees)
- Design & Access Statement

** CD sent for
mins check 4/6 am.*



RTPI

mediation of space · making of place

Chartered Town Planners

Director and Practice Manager: Ian Johnson B.Sc (Hons), M.A., PG Dip UD, M.R.T.P.I.
Exec Consultants: Graham Beck JP, M.B.A., LL.B. (Hons), B.A. (Hons), Dip.T.P., M.R.T.P.I., M.C.M.I.
Mark Luken M.B.A., B.Sc. (Econ) (Hons), Dip.T.P., M.R.T.P.I., M.C.M.I.

Company registered in England & Wales No. 7548836



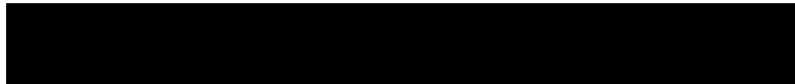
VAT Registration No. 110257563

- Ecology Report
- Flood Risk Assessment
- Transport Assessment and Appendices
- Planning Statement
- Screening Letter

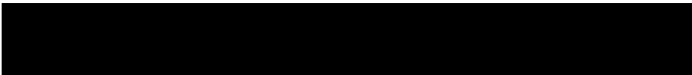
A Planning Fee of £20,222 has been calculated on the Planning Portal. A separate cheque, made payable to Arun District Council, will be hand delivered to the Council shortly. A Validation Checklist and Biodiversity Checklist are enclosed.

It is considered that this application includes all the relevant information for the consideration of the outline proposals, however, should you require any further information please let me or my colleague, Graham Beck , know as soon as possible.

Yours faithfully



Celia Bedford
Senior Consultant



Encs: Disc / Validation checklist / Biodiversity Checklist/Screening Letter