

Phase II Oldlands Farm Bognor Regis West Sussex

Planning Statement

For

Hanbury Properties
and the
Langmead Children Farm Partnership

Date: June 2015
Ref: 14020



Chartered Town Planners

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1. Introduction

- 1.1 This Planning Statement supports an outline planning application for the development of Phase II, Oldlands Farm Strategic Employment Site, Bognor Regis with all matters reserved except for Access. The proposals are fully detailed in the accompanying Design & Access Statement prepared by Davies Landscape Architects.
- 1.2 The application site has a total area of 11.8 ha, which includes a developable area of 6.04 ha and a flood compensation area of 5.76 ha. The planning application is in Outline only providing for the development of General Industrial (Class B2) and Warehouse Distribution (Class B8). In order to optimise the development of the land the proposals provide 2 illustrative masterplan options which reflect the differing parking standards for B2 and B8 uses. The increased parking requirements for a B2 use only scheme would reduce the amount of development from 20,453 sq. m to 17,473 sq. m.
- 1.3 The application is made on behalf of Hanbury Properties and the Langmead Children Farm Partnership. The development proposals have been designed and prepared by Davies Landscape Architects Ltd with the support of other technical consultants. The planning application process is managed and co-ordinated by Luken Beck mdp Ltd.

2. Background

- 2.1 The site is allocated for employment uses as Oldlands Farm Strategic Employment site, both as a saved policy of Arun District Local Plan (2003) (Site 6) and the Arun Local Plan 2011-2031 Publication Version, for a phased mix of B1, B2 and B8 uses. On 19th March 2014 a Hybrid Application for Phases 1 a, b and c was approved [BE/61/13:- 1. Full permission for access road and flood compensation area, and 2. Outline permission for mixed commercial and industrial uses with associated works and landscaping]. Since then conditions for implementation of the access road have been approved and permission for Phases 1b and c granted (Ref: BE/73/14/PL Rolls Royce) and these are now under construction. A detailed application for Phase 1a is under preparation. The principle of employment use of this area is therefore well-established.
- 2.2 Phase II is the remaining area of 'Site 6' and is bounded by the BNRR to the north and north-west, the mainline railway to the east and Phase I to the south and south-west. As a result of the existing permissions, the detailed route for the access road to serve Phase II is established and under construction up to the southern boundary of the Phase II area.

2.3 A separate letter accompanies this application formally requesting a Screening Opinion.

3. Site Context and Character

3.1 The site is located in a sustainable location on the northern fringes of Bognor Regis. The village of Shripney is located less than 0.5km north of the Oldlands Farm site with the boundary defined by the new A259 Bognor Relief Road. To the immediate south of the site lies the Phase I area of the Oldlands Farm Strategic Employment Site and further south is the partly derelict Oldlands Farm buildings and 2 cottages. The Southern Cross Industrial Estate is an established and successful employment area which also immediately adjoins the southern boundary. South Bersted is less than 1km south of the site, whilst Bognor Regis Station is approximately another 1km to the south. North Bersted is around 2.5km to the west of Oldlands Farm with further arable land and a caravan park (also allocated for strategic employment) in between. The eastern boundary is defined by the main railway line, beyond which is the former LEC airfield (also allocated as strategic employment land) and the Bognor Regis golf course.

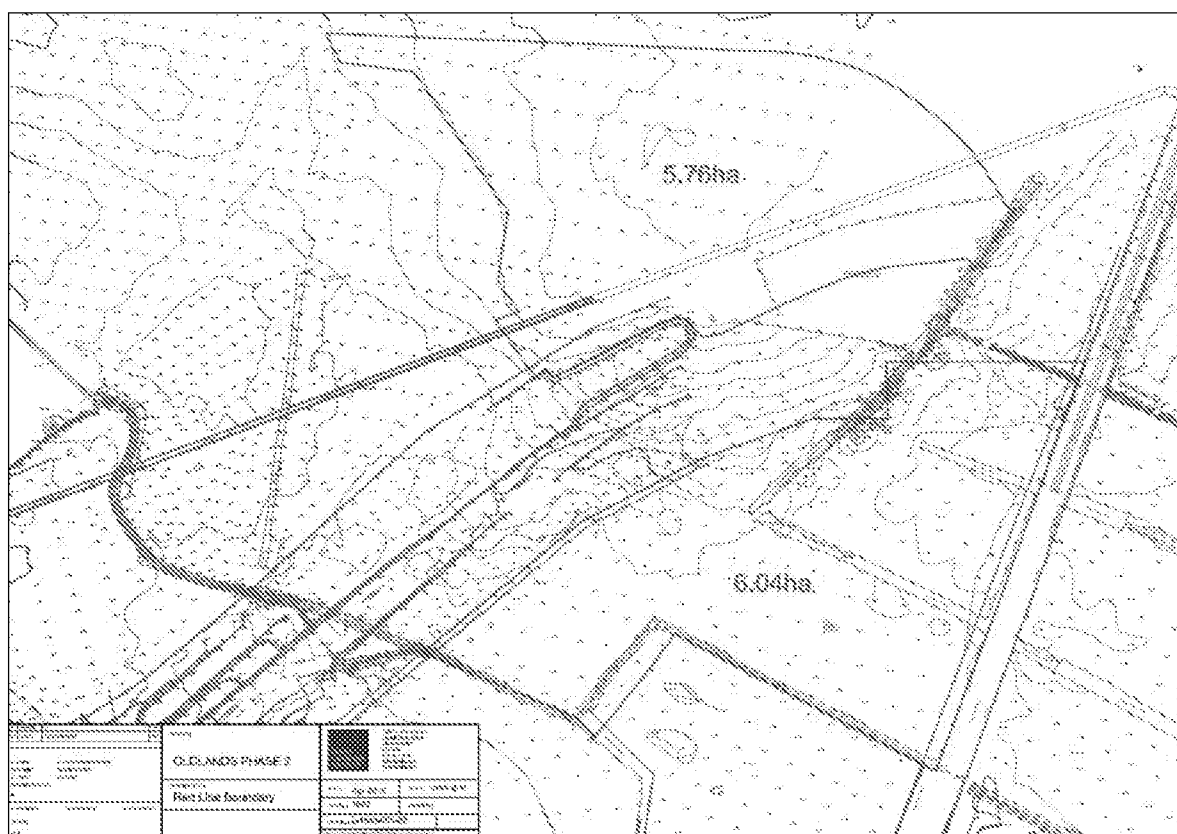


Fig 1: Application Site. (Courtesy of Davies Landscape Architects)

4. Planning Policy & Guidance

4.1 National Planning Guidance

National Planning Policy Framework. March 2012

The NPPF sets out the government's approach to economic, environmental and social planning policies and the achievement of sustainable development:

'14. At the heart of the planning system is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking. Local planning authorities should:

- ◊ prepare Local Plans to meet objectively assessed needs with sufficient flexibility to adapt to rapid change*
- ◊ approve development proposals that accord with the development plan without delay*
- ◊ where the development plan is absent, silent or relevant policies are out of date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

'17. A set of core land-use planning principles should underpin both plan-making and decision taking. Of particular relevance are the following:

- ◊ be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which planning applications can be made with a high degree of predictability and efficiency;*
- ◊ planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units that this country needs. Every effort should be made objectively to identify and then meet the housing, business, and other development needs of an area, and respond positively to wider opportunities for growth.*
- ◊ always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*

19. The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

20. To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.

21. Investment in business should not be over-burdened by the combined requirements of planning policy expectations. Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing. In drawing up Local Plans, local planning authorities should:

- ◊ set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth;*
- ◊ set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;*
- ◊ support existing business Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances;*
- ◊ plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries;*

** identify priority areas for economic regeneration, infrastructure provision and environmental enhancement.*

This paragraph is of particular relevance to the consideration of the current application and encourages LPA's to be flexible in their approach to accommodate economic circumstances in order to achieve the necessary investment in business to achieve the targeted economic growth.

'186. LPA's should approach decision taking in a positive way to foster the delivery of sustainable development.

'187. Local planning authorities should look for solutions rather than problems and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area'

'197. In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development'.

Comment: The proposals at Oldland's Farm are in line with emerging policy guidance for the District, based on technical studies and sustainability information. A mix of B2 and B8 uses is proposed to optimise employment on the site within the constraints of viability and policy. The proposals will be an important element contributing to economic growth in the District and allow sufficient flexibility to respond to changing circumstances.

4.2 Local Planning Guidance

Arun District Local Plan (2003)

The saved policies of the Local Plan still remain part of the Development Plan against which planning applications are determined. These policies are being carried forward in principle in the emerging replacement local plan and reflect National Planning Guidance.

The Oldlands Farm site straddles 2 policy areas in the 2003 Local Plan, namely Policy Site 5 and Site 6. Policy Site 5 (iii) allocates 11.2ha at Oldlands Farm as a 'Commercial' area; (see extract from Local Plan proposals map above)

'Policy Site 5: Commercial Allocations:

The following employment sites are identified on the Proposals Map at the following locations....

(iii) Land North of Oldlands Farm, North Bersted 11.2 ha'.

The reason for this policy is to encourage the provision of adequate job opportunities for the resident workforce.

Policy Site 6: Land to the north of Bersted, Bognor Regis and Felpham

The area shown on the Proposals and Inset Maps will be developed for a mix of residential, employment and public open space, together with Relief Roads. Provision to be made includes:

(ii) 11.25 hectares of development for a high quality Business Park, accommodating uses generally falling within Class B1 of the Use Classes Order, although uses falling within Classes B2 and B8 will be permitted if they contribute to the regeneration objectives for Bognor Regis and are of a high quality design.



Fig 2: Extract from ADC Local Plan 2003. [Site indicated by red arrow]

The policies on employment in the Local Plan have been built on partnership work that is ongoing between the Council and partner organisations and the Council remains committed to promoting economic growth in the area to help increase Arun District's job density and reduce out-commuting. Three key strategies have guided the development of the strategic employment policies:

Economic Strategy 'Open for Business' 2009-2026

This sets out a simple vision for the growth of the District's economy and identified 6 objectives which comprise the core of the strategy, as follows:

- Improve education, skills and employability of the local population
- Increase business competitiveness and growth – with a focus on Arun's existing businesses

- Encourage the level and rate of new investment, particularly in high growth sectors, with a focus on new start-ups and inward investors
- Maintain and improve business infrastructure – with a focus on virtual connectivity, and land and premises
- Maintain and improve the area's infrastructure, facilities and physical environment
- Maintain and improve transport networks across the district and wider area.

Council's Economic Strategy – 3 year action plan

Arising from the objectives is the need for Arun to make wider planning decisions that are consistent with sustainable economic growth and improving the provision of business sites and premises and ensuring that planning decisions of today are aligned with the economy's future needs in terms of sites and premises.

Employment and Economic Land Assessment (EELA December 2010)

This provides a broad overview of the employment land available including the quantity, type and broad location required to help deliver the Economic Strategy objectives as well as more general policy recommendations on protecting and enhancing employment sites. The purpose is to provide evidence in support of the development of the LDF.

In its conclusion it refers to Oldlands Farm as 'the largest undeveloped employment allocation in the district and forms a significant proportion of the available supply. Given the scale of the allocation (23 ha), there is a risk of a small shortfall over the plan period if the site does not come forward for employment development. The site performs reasonably against the assessment criteria, but has been allocated for over seven years and is subject to constraints in terms of flood risk and infrastructure'.

The broad targets for employment land provision identified in the EELA and the enterprise@BognorRegis reports have been incorporated into the strategic employment policies contained within the Draft Arun District Local Plan 2013 – 2029, and on into the Arun Local Plan 2011 – 2031 Publication Version.

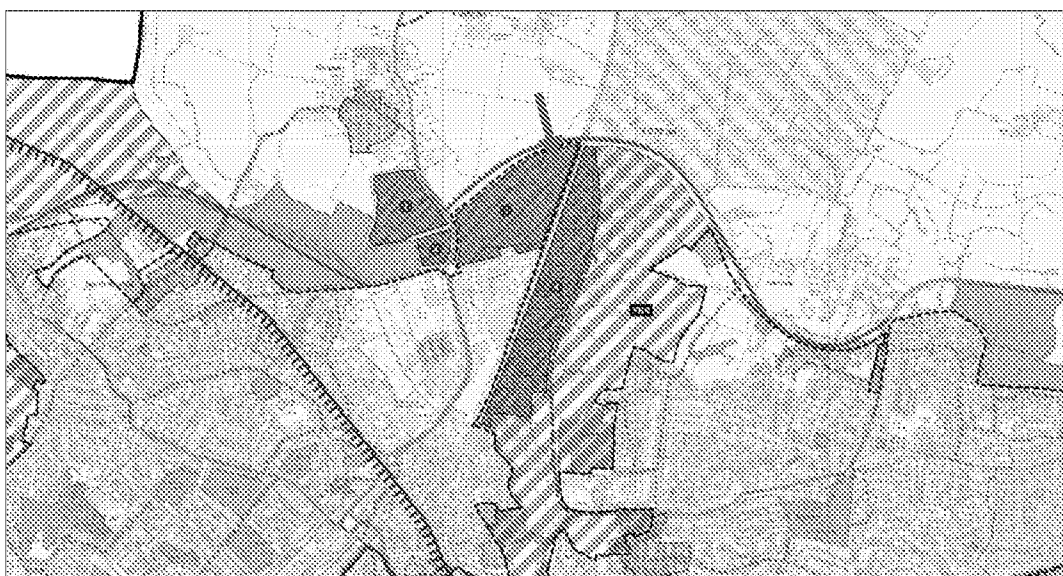


Fig 3: Extract from the Publication Version Local Plan 2011-31 (Site of Phase II shown by red arrow)

Policy EMP SP1: Employment Land Provision

'The Council ,with partners, will promote the sustainable growth of the District's economy by supporting the provision of a flexible supply of land to meet the varying needs of different economic sectors. Sufficient employment sites and premises will be safeguarded in order to meet the needs of the economy in Arun to 2031 to support job creation, the needs of modern business and the attractiveness of the District as a business location.

This will comprise:

- a. The provision of new high quality employment sites: strategic employment land allocations in Bognor Regis, Littlehampton and Angmering;
- b. The provision of land to accommodate both employment and employer generated needs;
- e. Protecting and enhancing existing employment sites and premises to meet the needs of business;
- h. Supporting sustainable employment opportunities in Arun's inland settlements and rural areas;
- k. Employment land , either in existing use or allocated by this Local Plan, will be protected for the plan period, subject to regular review and monitoring, to include updates of the housing and economic needs and land availability assessments'

Policy EMP SP2: Strategic Employment Land Allocations

'Employment is important for people's health and well-being. It is also place shaping in that it is an essential element of sustainable development. The creation of jobs is central to this Plan and the Council will support employment land brought forward on a scale and in locations consistent with this policy and these will be protected for the plan period.

The following strategic allocations:

1. Provide significant new employment opportunities to support the objectives of reducing out commuting and creating local jobs;

2. Provide employment-led development to support the objective of providing a new role for Bognor Regis in the 21st Century complementing other new planned investment in the town;
3. Provide different types and sizes of employment space to meet a range of modern business and sector needs, capable of accommodating indigenous and inward investment requirements;
4. Deliver new infrastructure to meet the requirements of businesses that can provide wider benefits for the sub-region; and
5. Need to be developed with consideration and enhancement of landscape character, designated and other habitats and for protected species, air and water quality.

The Strategic Employment Land Allocations are as follows:

Number	Location - Bognor Regis Enterprise Zone Scale	Size (Ha)
1	Salt Box	11.8
2	Rowan Park	3.3
3	Oldlands Farm	23.8
4	Former LEC Airfield and adjoining land-	30.5

Policy EMP DM2 Enterprise Bognor Regis

The areas constituting the enterprise@BognorRegis zone, identified as sites 1-4 of the Strategic Employment Land Allocation, are allocated to promote economic growth in Bognor Regis and the wider Coastal West Sussex sub-region. A phased mix of B1, B2 and B8 uses will be supported where the following are addressed:

1. Suitable upgrading and provision of access and/or junctions to the A29/A259 and Rowan Way as appropriate;
2. A suitable Transport Assessment and Travel Plan demonstrating how the impacts of development can be mitigated including impacts on the A27 Fontwell junction and Bognor Regis roundabout specifically and to improve a modal shift towards an increase in sustainable transport;
3. Appropriate flood mitigation works;
4. Connection to the existing sewerage system off-site at the nearest point of adequate capacity and where located within a flood risk area a sealed sewerage system;
5. A suitable habitat assessment, and where necessary, mitigation measures to ensure no overall loss of biodiversity, given the importance of the area in relation to wildlife, particularly protected species.
6. A high standard of design and landscaping to maximise the 'gateway' location of the sites.
7. Suitable screening to protect the amenity of existing residents.

In order to attract new employment investment, and to realise the Council's vision for the Site, the Council recognises that the provision of non B-class employment development could be appropriate to support sustainable and viable employment development. The inclusion of such non B-class uses will be permitted therefore subject only to the following conditions:

1. Compatibility with the predominant use of the site for B-class employment uses;
2. Be of a scale and nature that would not undermine the Plan policies designed to encourage regeneration of Bognor Regis town centre or impact significantly on Chichester City Centre;
3. Be of a scale and nature so as not to generate levels of traffic, cause environmental impacts or involve noise sensitive uses that adversely affect the operations of B-class employment uses on the Site;
4. Class C3 Residential use and development will not be considered appropriate.

Development of each site within Enterprise Bognor Regis will not be acceptable on a piecemeal basis; proposals will only be considered in the context of an overarching masterplan (see below) for the entire zone developed in conjunction with the Council.

This policy anticipates that development will be undertaken in planned phases and extend over a number of years. On the basis of the illustrative master shown in the Delivery Strategy initial phasing assumptions are summarised in the table below.

Indicative phasing of sites:

Phase	Indicative timescale	Site(s)
1	2014 - 2019	Oldlands Farm (Phase 1) Salt Box (Phase 1)
2	2018 - 2024	Oldlands Farm (Phase 2) Salt Box (Phase 2) Former LEC Airfield

Indicative size/use of sites:

Site	Site Size	GFA Sqm	Indicative Use Class
1 – Salt Box	11.8	19,600	B1c/B2
2 – Rowan Park	3.3	8,000	B1a
3 – Oldlands Farm	23.8	33,900 – 65,000	B1/B2/B8
4 – Former LEC Airfield & adjoining Land	30.5	9,400	B1

This phasing is indicative and the Council will generally support delivery of sites at the earliest opportunity and concurrently.'

[NB. The current proposals are for up to 20,453m² mixed use employment in the B2 and B8 use classes with ancillary B1 offices]

Other relevant policies within the Publication Local Plan are:

Policy T SP23 Safeguarding the Main Road Network

To ensure that improvements necessary to enhance the strategic and supporting road network within the District can be carried out, the lines of major road schemes, as shown on the Policies Map, will be protected from development as follows:

Protect the lines of the following committed schemes:

- a. A259 Comet Corner (Middleton)
- b. A259 Bognor Regis Relief Road
- c. A284 Lyminster By-pass (Southern Section)
- d. Fitzalan Link

Safeguard the lines of the following schemes to support the delivery of planned growth through the Local Plan. These schemes are subject to design, consultation and approval:

- e. A259 Felpham Way and Northern Relief Road Link

- 4.7 Other emerging policies that have been considered in the preparation of this application are listed below. These matters are more fully addressed in the accompanying Design &

Access Statement and submitted supporting technical reports but are summarised briefly in Section 6 below:

Policy D SP1 Design;
Policy D DM1 Aspects of form and design quality;
Policy ECC SP1 Adapting to Climate Change;
Policy ECC SP2 Energy and Climate Change Mitigation
Policy T SP1 Transport and Development;
Policy ENV DM5 Development and Biodiversity;
Policy W SP1 Water;
Policy W DM2 Flood Risk;
Policy W DM3 Sustainable Urban Drainage systems;
Policy QE SP1 Quality of the Environment and
Policy QE DM2 Light Pollution

5. Planning Justification

- 5.1 The outline proposals have been developed in accordance with the long standing allocation of this site for employment use, an allocation that continues to be taken forward in the emerging Local Plan on the basis of the continued requirement for employment land in a sustainable location to support economic growth in the District. The proposals include a mix of B2 and B8 uses, with ancillary B1 office uses. Two illustrative masterplans are submitted reflecting the implications of differing parking standards for B2 and B8 uses, showing how the site could be developed for a mixed use or solely as B2, thereby allowing flexibility to future demand.

The Council's aspirations for the Oldlands Farm site are broad:

- To provide a mixed use employment uses (essentially B2 and B8) to support sustainable and viable employment development.
- Ensure that there is no overall loss of biodiversity;
- A high standard of design and landscaping to maximise the 'gateway' location of the sites.

There are however a number of constraints that must also be considered, including flood compensation, economic viability and road infrastructure constraints.

The application has been discussed prior to submission with planning and economic development officers of the Council to ensure that it complies with emerging policies and the NPPF.

6. Other Planning Considerations

6.1 Design (Davies Landscape Architects)

A number of parameter plans submitted with the application set out the main parameters of the development following an analysis of the constraints and opportunities of the site. The parameters allow for flexibility within each plot to adapt to individual occupier requirements but fixes key criteria relating to the extent of the development plots, the strategic landscape framework, the main access into and around the site and the maximum building heights for each plot. The Design and Access Statement sets out details of the proposals.

6.2 Transport (MJA Consulting).

The site is accessed from the approved access road that serves Phase I (that is currently under construction) thus the site is accessed directly from the existing road network. The proposals provide safe and secure movement around the site and including provision for pedestrians, cyclists and vehicles.

The TA reviews the two options submitted with the application reflecting the different parking standards for the proposed B2 and B8 uses. It looks at parking provision and potential impact of the proposals on the wider highway network. Following detailed assessment it concludes that the proposals are in accordance with local policies and parking is in line with WSCC guidance. Junction capacity assessments show that the local highway network can satisfactorily accommodate the proposals and the traffic impact deemed to be positive. The site is sustainable being within easy access of local amenities and facilities and accessible by public transport.

6.3 Flood Risk and Drainage (MJA Consulting)

The overall site lies in Flood Zones (FZ) 1, 2 and 3 from river or streams, and no other sources of flooding were identified. The development site is predominantly in FZ's 2 and 3 and it is intended to be lifted out of the known flood area into FZ 1 by using flood plain compensation and relocating the flood plain to adjoining land to the north of the BNRR. The scheme has been designed in accordance with EA policy where compensatory storage is provided on a volume-for-volume and level-for-level basis to ensure no loss of floodplain occurs.

Surface water runoff will be managed in accordance with current requirements to mimic the existing runoff to Oldlands Farm Ditch by incorporating SUDS into the development and the use of these systems will provide an improvement to the biodiversity and water quality and

a reduction in peak runoff flows. The surface water runoff for all storm events will be attenuated and discharged into the adjacent water course or flood relief channel.

The report concludes that there is a suitable strategy in place to deal with potential flood risks and the disposal of surface and foul water from the development and that the proposals will not increase the risk of flooding to any adjoining land or interests.

6.4 Landscape and Visual Impact (Davies Landscape Architects)

The quality and sensitivity of landscape features has overall been assessed as 'low'. The primary focus of the landscape strategy has therefore been to extend and reintroduce locally important landscape characteristic features to strengthen the existing low baseline and enhance the landscape qualities of the area in accordance with the Council's aspirations for the site.

6.5 Archaeology (DAS Ltd)

The available data suggests that archaeology of local to regional significance may be present within the application site area. Landscaping and engineering solutions to the proposed development mean that parts of the site will be net receivers of material with the flood compensation area being subject to deeper excavation and any archaeological resource could be under threat from the proposed works. However, any archaeology within the development area is likely to be of regional significance only and can therefore be preserved by record. The possible presence of archaeology should not be considered as an overall constraint to development and that any requirement for additional investigation can be covered by planning conditions.

6.6 Ecology (Aluco Ecology Ltd)

An Ecological Appraisal has been undertaken to support this Outline application to provide an indication of the potential for habitats and species of conservation value to be present on the site. The report summarises existing baseline data for the proposal site and provides options for mitigation and biodiversity gain, including further survey work for protected species groups, which is currently ongoing.

6.7 Sustainability (Davies Landscape Architects)

The development will incorporate a combination of fabric efficiency and renewable energy measures to reduce baseline CO2 emissions, with a commitment to achieve BREEAM 'Very Good' standards.

The site lies in a sustainable location on the northern side of Bognor Regis and is accessible by a variety of transport modes. A Green Travel Plan is submitted with the application. SUDS are proposed for the site, including permeable paving and SUDS swales ponds and ditches

7. Conclusion

- 7.1 This Outline application for Oldlands Farm Phase 2 is a logical extension of Phase 1 and is part of a wider site that has been allocated as a strategic employment site since 2003. The proposals provide a mix of B2 and B8 uses on a development area of 6.04 ha and a flood compensation area of 5.76 ha. The proposals set parameters for the amount and scale of development which has the flexibility to deliver employment space that can respond to market demands and the Council's aspirations to promote employment opportunities within the District and follow the success of Phase I and Rolls Royce. The application is supported by technical information particularly in respect of ecology, drainage and transport and complies with adopted and emerging planning policies for the area.