

Bognor Regis Regeneration Board

Response to Planning Application Hanbury Properties AL/58/15/OUT

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.

In addition, the Board actively promotes the ideals identified in the Bognor Regis Regeneration Partner and developer Charter, which seeks to raise educational attainment, improve skills, raise average wages, engage with the local community and promote best practice.

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

Hanbury Properties Planning Application

Application AL/58/15/OUT is the Phase 2 development of Oldlands Farm for an additional 220,000 sq.ft of mixed employment space. There are two options submitted:

	B2 General Industrial (sq.ft)	B8 Storage & Distribution (sq.ft)
Option 1	74,000	145,000
Option 2	188,000	0

The Regeneration Board has been supportive in the development of Oldlands Farm in the context of Enterprise Bognor Regis (EBR). The land designated for employment under the EBR umbrella is 69.4 ha. Oldlands Farm represents 23.8ha (34%). The Coast to Capital LEP Strategic Economic Plan (March 2014) identified 4,800 jobs and 140,500 square metres of employment space as a direct result of EBR.

The Enterprise Zone proposal for EBR produced for ADC in 2011 by Nathaniel Lichfield & Partners identified Oldlands Farm as an Advanced Manufacturing Park to capitalise and expand on existing strengths in manufacturing and engineering sectors. These sectors offer high value added employment opportunities, which would reduce out commuting by skilled

personnel and offer opportunities to upskill the local workforce and increase average wages. It was estimated that the Advanced Manufacturing Park would generate 1,100 jobs.

A mix of B2/B8 premises affects both the number and the skill level of the jobs available. ADC's draft Local Plan is structured around strengthening the economic base, providing local job opportunities by increasing, diversifying and improving the quality of employment. Oldlands Farm is a key development towards this objective but there is a real risk it will develop into a 'Warehouse Park' than the original concept of an 'Advanced Manufacturing Park'. It can be assumed that B8 usage generates just over half of the jobs of B2*.

The current level of development at Oldlands Farm is the Rolls-Royce Motors Technology and Logistics centre. This 350,000 sq.ft B8 warehouse and storage distribution facility consisting of two buildings will initially generate approximately 200 jobs. Although a very welcome investment and addition to the available jobs in Bognor Regis they do not reflect the volume or the high value added positions that were proposed for Oldlands Farm and that Bognor Regis needs. The opportunity arises through the new planning application to ensure this position is addressed and not further aggravated by granting outline planning application for Option 2 (note Option 1) which would be compatible with the Local Plan employment objectives.

The Bognor Regis Regeneration Board met on 14th July 2015 and its members unanimously agreed to make representations to ADC as follows:

Recommendation

1. ADC to grant outline planning application for Option 2 for General Industrial B2 usage to maximise number of higher value added jobs (not Option 1)
2. Hanbury Properties sign up to the Bognor Regis Developer and Partner Charter

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Ref: DKM
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