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30th July 2021

Bognor Regis Regeneration Board
c/o 24 Bonnar Road, Selsey
Chichester
West Sussex
PO20 9AT

Case Officer: Brenda Louisy-Johnson
Telephone: 01903 737972
Email: brenda.louisy-johnson@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: AL/87/21/PL
Site Address: Oldlands Farm Newlands Road Bognor Regis PO22 9FJ
Description of works: Erection of a warehouse (Use Class B8) with ancillary office, associated vehicle parking, van storage, plant, ancillary structures, lighting landscaping and infrastructure works including earthworks to facilitate flood compensation area. This site may affect listed buildings, may affect the character & appearance of the Shripney Conservation Area, is a Departure from the Development Plan, affects a Right of way & is in CIL Zone SP3 (Zero Rated) as other development.

Thank you for your internet representation made on 25th July 2021 which has been recorded as no objection with the comments as follows:

OWPC38788

2of3 The Board has considered the information provided in support of the application and comments as follows:

- We note the plans for the warehouse, van deck and associated structures as being consistent in design, layout, scale and mass with those already existing within the Enterprise Bognor Regis site allocation.
- The applicant and subsequent occupier should demonstrate a long term plan for the proposed landscaping to ensure timely upkeep and replenishment, maintaining the benefits of screening the site and encouraging habitat establishment and diversity. In line with Government policy, the applicant should demonstrate at least a 10% biodiversity net gain for the proposed development.
- As the proposed development adjoins currently operational sites, the Board would encourage the applicant to work with the local planning authority and neighbouring occupiers to ensure that the needs of existing road users, particularly pedestrians and cyclists, are considered in the phasing of the construction cycle.
- To support economic activity and skills enhancement, the applicant and subsequent occupier should demonstrate how the use of local suppliers and tradespeople, including the potential to create training opportunities such work placements and apprenticeships, will be supported through construction and operation.
- The Board notes the information provided by the applicant in the Transport Assessment and particularly the

Capacity Analysis which notes that the proposals, with the identified increases in trip generation and distribution, would have "no discernible impact on the local highway network over and above that permitted in 2018". Lived experience in travelling the roads within the vicinity of the site would indicate that congestion, even outside peak hours, already presents challenges, particularly along Rowan Way. The Board would therefore suggest that further detail from the applicant on assessment and mitigation is required, using the hierarchy of elimination, substitution, redesign, educate and encourage.

- We welcome the commitment demonstrated to the promotion of sustainable transport methods and local connectivity outlined within the Travel Plan (TP), however, we would question whether the TP is both ambitious and realistic enough to service the proposed development adequately over the longer term.
- The local bus services identified within the Travel Plan are timed and routed to service local shoppers accessing the retail facilities within the Shripney Road and Enterprise Bognor Regis areas. They are limited in number and only operate during daylight hours and are therefore unlikely to meet the needs of shift workers commuting to the proposed site.
- As the Travel Plan indicates, 71% of workers are expected to travel to work by car. Lift-sharing and electric vehicle incentive schemes are therefore the most realistic method of reducing the number and impact of individual car journeys and we would strongly encourage the future occupier to consider the adoption of appropriate incentive schemes.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.