



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

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:

OWPC38789

3of3 - The Board notes that Planning Statement identifies that of 193 staff car parking spaces, 66 spaces will benefit from active electric vehicle charging provision (34%). Of 512 van storage spaces, active electric vehicle charging provision will be made to only 84 spaces (16%). Whilst the Planning Statement outlines that the "remaining van storage spaces will be fitted with passive electric vehicle provision in order that they can be activated to meet the increasing requirements of the occupier", the provision of electric vehicle charging across the staff car parking spaces (where vehicles will sit unused during shift hours) far outweighs that provided for the operational fleet which will be in constant active use on local journeys. To reduce the environmental impact of these journeys and contribute to the achievement of Net Zero Carbon, this imbalance should be addressed.

- The provision for sustainable energy systems as laid out in the application documents is noted, although we would highlight that the Energy and Sustainability Statement is focussed on achieving only the minimum standards. Going forward, the Board would encourage the future occupier to establish a SMART and holistic sustainability strategy for the site to include environmental enhancement & protection, energy use, design, materials, water use/recovery and waste minimisation in order to achieve Net Zero Carbon.

- Preferred routes to site across the local area should be identified and agreed as a condition of approval to support the use of local suppliers and tradespeople and minimise the impact on surrounding communities and the local road network.

- The redirection of the PRoW (if approval is granted) should be prioritised to ensure the continuity and

enhancement of local rights of way.

- The Board notes the objection comments raised by Aldingbourne Parish Council against the policies contained within the Aldingbourne Neighbourhood Development Plan, specifically EH 1, 2, 5, 9, 10 and 12.

Overall, we note that the application is likely to deliver the following benefits:

- The direct creation of local employment and training opportunities.
- The indirect creation of local employment and training opportunities through use of local suppliers and tradespeople during construction and operation.
- The provision of sustainable energy systems such as electric car charging points and photo voltaic arrays, although as highlighted above, a commitment be bold in both vision and provision is required here.

Whilst, in summary, the Board offers no objection to the proposal, the applicant is encouraged to demonstrate greater ambition and commitment as outlined in our comments above. Thank you for taking the time to consider the Board's representations.

Yours sincerely,

Rebecca White
Advisor
Bognor Regis Regeneration Board

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.