

NR/140056/L0001



Submitted via post on disc
Planning Portal Ref: PP-06058307

10 August 2017

Mr M Eastham
Principal Planning Officer
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

Dear Mr Eastham

On behalf of Landlink Estates
Hybrid Planning Application for the comprehensive redevelopment of the Salt Box site,
Bognor Regis

Please find enclosed a hybrid planning application for the above, comprising:

- a) Full planning application for Class B8 warehouse, fuel island, car parking, access roads, plus engineering works, landscaping and associated works; and
- b) Outline planning application for the development of employment units, warehouse, hotel, 2 No. drive thru units, public house, gym, plus engineering works, landscaping and associated works.

The application is submitted via post on disc and supported by two hard copies and comprises the following documentation:

- 1. Application forms and certificates;
- 2. Design and Access Statement;
- 3. Plans and Drawings as per the enclosed schedule;
- 4. Planning Statement;
- 5. Transport Assessment;
- 6. Travel Plan;
- 7. Noise Report;
- 8. Biodiversity Survey and Report;
- 9. Flood Risk Assessment and Drainage Strategy;
- 10. Landscaping Strategy Drawings;
- 11. Arboricultural Report;
- 12. Heritage Statement;
- 13. Phase 1 Geo Environmental Desk Study;
- 14. Incoming Services Statement;

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15. External Lighting Statement and Plan;
16. Energy Statement; and
17. Statutory planning application fee (payment made electronically).

The agreed statutory planning application fee of £30,596.67 has been paid via electronic transfer, as per email correspondence with yourself and Nicola Spencer of 7th August 2017.

As you are aware the applicant has also entered into a Planning Performance Agreement with the Council in relation to this application, and a signed copy of the PPA is also enclosed. The associated fee of £15,000 has also been paid via electronic transfer to the bank account details provided.

The Site

The site comprises land to the north of Bognor Regis which extends to approximately 7.03 hectares and is generally flat. The site lies approximately 2.4 kilometres to the north of Bognor Regis town centre on the northern edge of the town.

To the north west of the site is the neighbouring village of Shripney. To the east of the site is the Oldlands Farm employment site which has been partly developed by Rolls Royce and has permission for additional employment uses on Phase 1 to the south of the site, including 2 car showrooms, a bulky goods retail unit and B8 warehouses. To the south is a caravan site.

Policy Background

This application proposal follows the identification of the Salt Box site as a strategic employment site through the Local Development Plan process and through the creation of a Local Development Order.

The site was identified in the deposit draft Local Plan (2014) as part of the Enterprise Bognor Regis Strategic Employment Land Allocation and has been recognised as having an important role in generating new employment in Bognor Regis.

The Proposed Modifications to the emerging Local Plan have been approved by Arun District Council and the Salt Box site continues to be allocated as an important part of the Enterprise Bognor Regis area. The Plan states the development is anticipated to be delivered in two phases, with Phase 1 during 2015-2019 and Phase 2 during 2020-2024.

The site is also one of three sites covered by the draft Enterprise Bognor Regis Local Development Order ("the LDO"). Local Development Orders were introduced with the Planning and Compulsory Purchase Act 2004 and allow local planning authorities to remove the need for planning permission for certain specified forms of development.

The LDO has not yet been formally made, and, as such, the document does not presently have LDO status and planning applications for the development of these strategic sites are still required. The LDO does however provide a clear indication of the uses anticipated to be delivered on site by the Council, as well as identifying the key constraints and opportunities for development.

The LDO when adopted would have created a 'permitted development' area on the Salt Box site for proposals in the following use classes:

- B1 (office, light industry, research and development);
- B2 (general industrial);
- B8 (storage and distribution);
- Complementary A Class (retail and servicing); and
- Complementary D2 (Assembly and Leisure).

The draft LDO is therefore a material consideration in the determination of any planning application at the site.

Background to the Proposal

It is in the context outlined above that the landowner has sought to attract interest from key prospective employers and tenants and bring forward the site in line with the aspirations of the LDO. When work first started to design this scheme it was anticipated that the development of the Salt Box site could be delivered under the terms of the LDO without recourse to a formal planning application.

However, as the LDO has not to date been formally 'made' it has no statutory status and a planning application for development at any of the sites included in the Draft LDO is still required. The work by the Council and its consultants has however informed the scheme and the proposed development has been designed in accordance with the parameters and recommendations of the LDO wherever possible.

The submitted application has been formulated in accordance with the parameters and aspirations as set out in the draft LDO, in a manner which ensures delivery of a commercially viable and comprehensive development of this important site.

The Proposal

Having regard to the above, the scheme provides for a mix of employment uses, with a large B8 unit to the rear of the site, designed for Warburtons as a storage and distribution facility. A refuelling facility, parking and servicing areas are also proposed to serve this unit.

This element of the proposal is submitted for full approval, with the remainder of the site submitted for outline approval for B1 and B8 uses, plus supporting commercial uses including a hotel, pub, gym and two drive thru units. An indicative layout for these parts of the proposed development is shown, with these uses intended to complement the employment uses proposed, ensuring it is attractive to future occupiers and ensures a comprehensive, viable and commercially deliverable development is delivered at this key, strategically important gateway site.

The enclosed drawings and Design and Access Statement illustrate the proposals and provide a detailed breakdown of the uses and floorspace for which permission is sought.

The full application also provides for all the necessary highway and landscaping infrastructure together with drainage works and attenuation ponds. This will provide a serviced site to allow for the delivery of the remainder as tenant interest is identified.

Outline permission is sought for the remainder of the site, with scale and access for approval and the indicative layout is as shown on the accompanying application drawings for these elements.

Access will be taken from the west side of the A29/A259 roundabout as was anticipated and planned for under the terms of the LDO. Information in relation to trip generation and traffic flows is provided in the accompanying Transport Assessment prepared by ADL Highways. At this primary access point, buildings have been positioned so as to present a gateway approach to the site with the commercial uses focussed at this part of the site to provide activity and focus in this area, with the larger employment units set further back into the site.

The northern side of the site abuts the southern edge of Shripney. As required by the LDO, the proposal includes a 100m depth open area ('village buffer') on the northern boundary to help retain a sense of separate identity and contribute to the setting for the village. This area will also accommodate a flood attenuation basin and will include planting of native trees and shrubs and grassland areas that will enhance biodiversity, screen development and contribute to the wooded character of this side of Shripney.

This buffer was a key stipulation of the LDO and the application proposal has been designed to ensure that this important buffer is retained as an important component of this scheme to protect the setting and mitigate impacts upon the village.

Compliance with Planning Policy

The application site, is under the adopted, but significantly dated, Local Plan situated outside the defined 'Built Up Boundary' for Bognor Regis, where development is permitted in exceptional circumstances or where there is strong justification in its favour.

The presumption in favour of development contained within the NPPF is therefore a material consideration having regard to the age of the adopted Local Plan and its policies, particularly Policy GEN2 and GEN3.

In terms of national policy, the proposal will deliver new employment opportunities and facilities and assist in the delivery of a strong and prosperous local economy, also a key objective of the NPPF. The proposed scheme also complies with the objective of the NPPF to support economic growth through the planning system.

The emerging Plan, now in the process of being re-examined, clearly identifies the aspirations for the site as a strategically important site for the delivery of the employment uses proposed in this application and provides detail on delivery, timescales and uses.

The Proposed Modifications to the Plan have been approved by the Council and the Plan to be examined by the Planning Inspectorate continues to identify the application site as important part of the Enterprise Bognor Regis allocation as the policies above demonstrate.

The application proposal has been designed to both follow the parameters and uses set by the above policies (and the LDO) and also to meet the current commercial demand and operator requirements. Policy DM2 states that a mix of B1, B2 and B8 uses will be provided subject to various matters being addressed which are all dealt with in the accompanying supporting technical reports. The LDO, when adopted, would support an element of

complementary uses for retail and services, and assembly and leisure to support the principal employment uses, which is exactly what this application proposes.

The application proposal can therefore be demonstrated to be in full compliance with the terms of the emerging Plan and the LDO and both are important material considerations in the determination of this application.

Additional Planning and Economic Benefits of the Proposed Development

In terms of economic impacts the proposal will deliver a £33.7 million capital investment and will deliver approximately 30,520 sq m of new employment and commercial floorspace, and between 500 -1000 new jobs at the site.

It is recognised in the LDO and in the emerging Local Plan allocation that the development of the Salt Box site should be designed and delivered in a comprehensive and cohesive manner. It is also recognised that commercial uses are likely to be required to enable this to be achieved, and to support and assist in the delivery of the employment provision at the site.

There are simply not enough jobs in Arun District to support the local population. In 2015, there were just 0.63 jobs for every 16-64 year old resident. By contrast, there are more jobs in neighbouring Chichester than there are 16-64 year old residents. This shows a very low level of local labour market containment, which means that working age residents disproportionately have to travel to work. In 2011, more than half (27,200) of Arun's working residents commuted out of the District to work every day, including over 10,500 who travelled to Chichester and 5,700 who worked in Worthing. This lack of local jobs and high level of out-commuting adds to pressure on the already stretched local transport infrastructure, particularly the A27.

The Salt Box site will also deliver a broad range of jobs that will help to increase labour market containment in Arun potentially also reducing pressures on the local road network and reducing out commuting to other areas.

The application proposal seeks to provide a comprehensive and complete package which meets the LDO objectives, whilst also, with assistance from grant funding where available, ensuring that a viable and commercially robust scheme is brought forward at Salt Box which is able to be delivered within the phasing timescales anticipated in the emerging policy and deliver the associated benefits to the local area.

The site is large, with significant costs associated with its preparation for development, including new highway works, infrastructure and services. Whilst there is limited grant funding available, there is also the need to ensure the viability of the scheme through the introduction of complementary commercial uses, as was anticipated by the LDO and recognised as assisting in the site's delivery and ensuring that the employment units being developed are attractive to future occupiers and provide facilities for employees.

The accompanying Design and Access Statement prepared by Mountford Pigott provides an appraisal of the design process and rationale which have underpinned the evolution of the application proposal.

Wherever possible the parameters set by the LDO have been followed in the design of the layout with the larger, bulkier units sited deeper into the site and the commercial uses at the primary access in a gateway location.

Conclusions

The uses proposed and the layout of the proposal have followed the parameters set within and assessed to inform the draft LDO and as such it is an important material consideration in the assessment of this proposal. The uses proposed within the development are considered to be compliant with those proposed by the LDO and where other supporting uses are proposed these have been demonstrated to be compliant with relevant national and local planning policy.

This site is also allocated for employment uses comprising B1, B2 and B8 floorspace in the emerging Arun Local Plan. Greater weight should be apportioned to this emerging policy than the adopted plan which is out-of-date. On this basis, the principle of development for the uses proposed is considered to be supported by planning policy.

The proposed development will make a significant contribution to the local economy through the creation of jobs in both construction and operational phases, and is therefore considered to be consistent with the aims of the NPPF to support economic growth.

The design of the proposed development has sought to minimise any impact on the environment and amenity of the nearest properties and occupiers, and this is demonstrated through the technical documents provided in support of the application.

Paragraph 14 and 197 of the NPPF states that in respect of decision-taking, the presumption in favour of sustainable development means approving development proposals that accord with the development plan without delay.

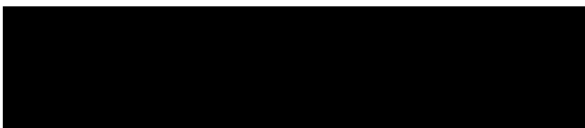
This application proposes a form of development which is compliant with the objectives of the LDO and the will assist in the delivery of the Council's objectives for the site and the surrounding Enterprise Bognor Regis area.

It is considered that the application proposals are consistent with the relevant local and national policy context, and therefore planning permission should be granted accordingly.

Please do not hesitate to contact me should you require any further information. I look forward to receiving confirmation of the validation of the application.

Yours sincerely

Nia Russell
Associate



Encl:

Cc:	Mr P Hanson	Landlink Estates
	Mr W Marsh	Marsh and Baxter
	Mr K Sarchett	Quartz Project Services
	Mr C Thrippleton	Quartz Project Services
	Mr S Marshall	Marshall Regen
	Mr G Sackett	Irwin Mitchell