

David Myers
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Aldwick Bay
Bognor Regis
W. SUSSEX
PO214HL

Your Ref: OWPC15547
Our Ref: BE/102/17/OUT 11-08-2017
Please ask for:
Michael Eastham

12th September 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Hybrid application comprising Outline application for development of employment units, warehouse, hotel, 2No. drive-thru units, public house, gym plus engineering works, landscaping & associated works. Full application for a Warehouse (class B8), fuel island, car parking, access roads with new entrance from Shripney Road plus engineering works, open space, landscaping & associated works. Departure from the Development Plan.

Salt Box Field Land Off Rowan Way Bersted

Thank you for your internet representation made on 12th September 2017 which has been recorded as '**support**' with the comments as follows:

Bognor Regis Regeneration Board

I am writing to you on behalf of the Bognor Regis Regeneration Board in support of the BE/102/17/OUT planning application.

The 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 has three key objectives:

- 1. To collectively promote Bognor Regis as a great place to live, work, visit and invest*
- 2. 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.*
- 3. To consider and evaluate strategies which impact upon the economic growth of Bognor Regis and offer comment, opinion and where appropriate modifications.*

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

Enterprise Bognor Regis (EBR) comprises four adjoining sites of 68 hectares that can support a mix of business accommodation for advanced manufacturing, warehousing, offices and small business/studio units. Coast to Capital (C2C) Local Enterprise Partnership Strategic Economic Plan (SEP) identifies EBR as one of its most strategic growth locations into which investment will be targeted The SEP identified 4,800 jobs and 140,500 sq m of employment space as a direct result of EBR.

The first EBR site to be developed has been Oldlands Farm where Rolls Royce Motors Ltd

has built their 400,000 sq.ft Technology & Logistics Centre. This has generated a high level of interest in Oldlands Farm. Further interest in the EBR has been generated by the decision of the University of Chichester to expand their Bognor Regis campus with the addition of the £34m Engineering & Digital Technology Park.

Saltbox is one of three sites (Oldlands Farm, Saltbox & Rowan Park) identified in ADC's draft LDO. It is located on the A29 opposite the Oldlands Farm development and is planned to generate 677 net FTE jobs from the 340,000 sq.ft of mixed development. An anchor tenant has been identified for a 35,000 sq.ft facility, employing 135 staff. It is estimated that the development will generate £20.7m gross Gross Value Added annually to the area over the next 10 years.

Landlink Estates have applied for support from C2C's Local Growth Fund (LGF) to successfully develop the rest of the site. The LGF funding will specifically contribute to the necessary road and infrastructure costs which will enable both the Saltbox development and the future development of the adjacent EBR site at Rowan Park, which is owned by ADC.

ADC recognize that employment land needs to be identified and brought forward to generate new jobs, reducing out commuting (about one third of Arun's residents travel outside the District), and the over dependence on low paid sectors such as agriculture, tourism and low-level service industries. EBR has been designed to serve and promote economic activity and the Saltbox Development is an intrinsic element. The Coastal West Sussex Partnership and Landlink Estates are confident the development will significantly contribute towards the economic growth requirements identified in C2C's SEP and ADC's Emerging Local Plan 2011-31.

The Bognor Regis Regeneration Board fully supports the Landlink Estates planning application enabling the development of Saltbox within the strategic Enterprise Bognor Regis initiative.

12th September 2017

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning