

Bognor Regis Regeneration Board

Response to Planning Application Landlink Estates - BE/102/17/OUT

I am writing to you on behalf of the Bognor Regis Regeneration Board in support of the above planning application in Bognor Regis.

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.

In the context of the Enterprise Bognor Regis (EBR) employment land initiative Landlink Estates have submitted a full planning application on their Saltbox site 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. There is also an outline application for development of employment units, warehouse, hotel, two drive-through units, public house, gym plus engineering works, landscaping & associated works.

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 and it is encouraging that companies are now in advanced discussions to locate to this site. 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. The timeline for occupancy is early 2019 and construction activity needs to commence by spring 2018.

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.

David Myers
12th September 2017

