

NR/140056/L0002



14 September 2017

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

Dear Michael,

On behalf of Landlink Estates

**Hybrid Planning Application for the comprehensive redevelopment of the Salt Box site,
Bognor Regis (Ref: BE/102/17/OUT)**

I have been provided with a copy of the latest representations of Bersted Parish Council of 8th September 2017 raising objection to my client's proposal.

I have to comment that I find this representation to be somewhat confusing since it is inconsistent with the positive feedback received from the Parish Council in August 2017 following our presentation to the committee. As the enclosed letter from the Deputy Clerk, highlights, at that time the proposals received strong Council support. The letter notes, inter alia:

"Members support the site and are impressed with the design and layout and welcome employment opportunities to the area. They had hoped for more higher-grade employment than B2 and B8 (industrial and distribution) usage to B1 (business)..."

This support is reflected in the adopted Minutes of the Parish Council meeting of 1st August, which I also enclose.

The latest response from the Parish Council makes no acknowledgement at all of the employment generation of the proposal and the design and layout of which members were demonstrably supportive. Indeed, there is no planning balancing exercise or any consideration of the tilted balance in favour of the proposal that is demanded by the NPPF and reflected in the positively worded policies of the Neighbourhood Plan. It simply draws on policies of the Neighbourhood Plan to seek to substantiate an objection.

In fact, the policies referred to do not substantiate an objection at all.

Policy EE3, entitled "Encourage a diverse range of commerce in the Parish" refers to changes of use and development in existing commercial areas. It says:

"Change of use to Class B1 Light Industrial use or development for Class B1 (Business use) purposes will be supported where the impact on surrounding residential and community amenity is acceptable and other policy considerations are complied with. Within the existing

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commercial areas, shown on the map at Appendix G, permission for new development or change of use to Class B1 (Business uses), Class B2 (General Industrial use) and B8 (Storage or Distribution) will normally be permitted."

The only relevant aspect of Policy EE3 is the encouragement of a diverse range of commerce in the parish as set out in the title, which this application demonstrably delivers.

Appendix G is also referred to, but is not a policy. It simply illustrates in plan form where Policy EE3 applies.

Policy GA3 is also referred to, but is entirely irrelevant. It simply supports traffic calming and shared space. It states:

"Proposals for development which would enable or assist with traffic calming or provision of shared space features will be supported."

I trust the above is helpful in setting the context of the Parish Council's views and demonstrating the absence of any conflict with relevant policies of the Neighbourhood Plan.

Yours sincerely

A solid black rectangular box used to redact the signature of Nia Russell.

Nia Russell
Associate

Enc: as above