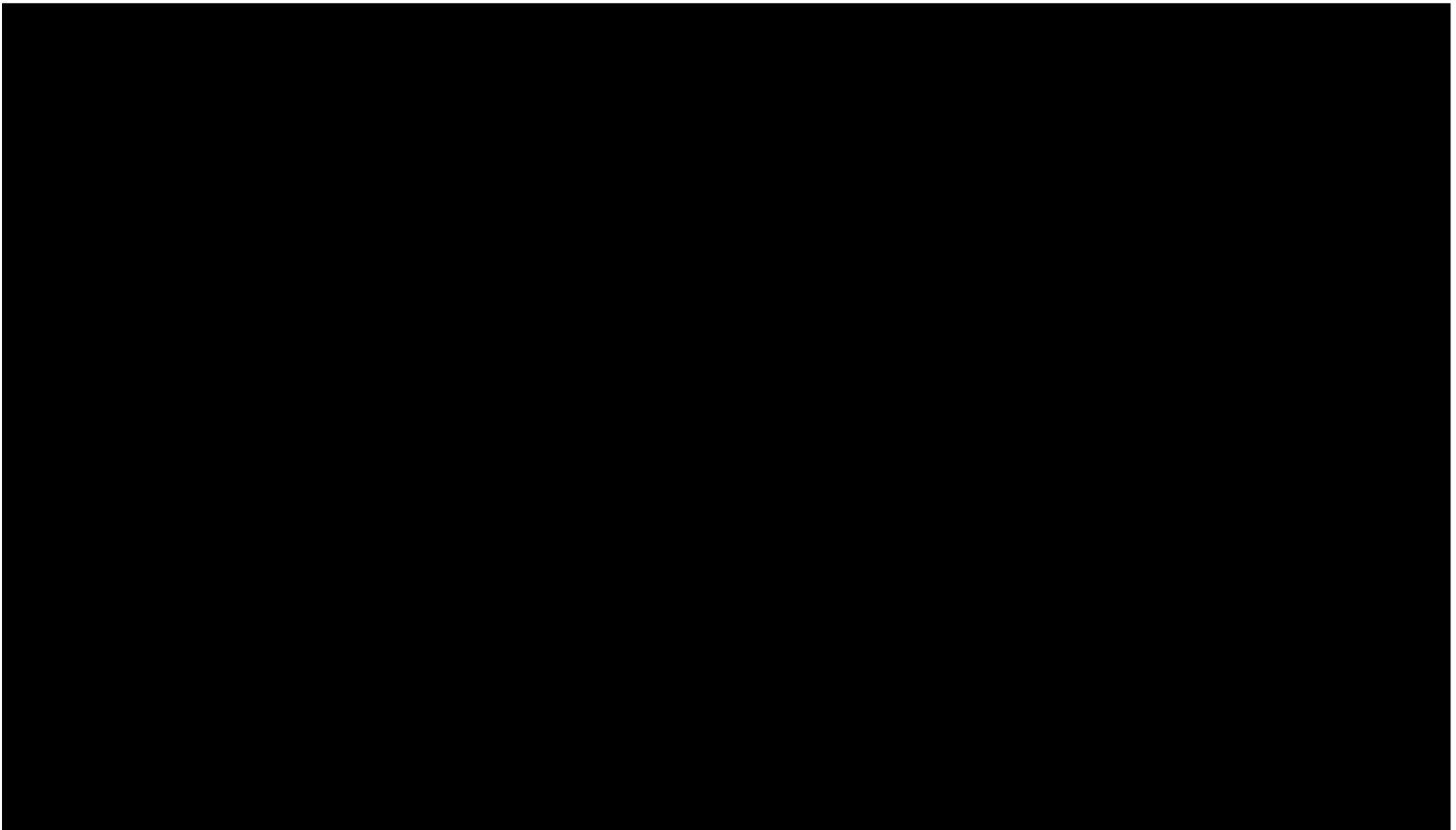




From: Nia Russell [REDACTED]
Sent: 14 September 2017 19:45
To: Michael Eastham
Cc: Arfon Hughes
Subject: BE/102/17/OUT - SALTBOX - response to Bersted Parish Council Objection

Hi Michael,

No problem, our Highways consultant has now confirmed that he will be able to attend too.

Please also see attached a letter, and associated enclosures, which responds to the comments made by Bersted Parish Council in relation to the above application.

Kind Regards

Nia

Nia Russell
Associate
Mango Planning & Development Limited
Number One Waterton Park
Bridgend CF31 3PH



On 14 Sep 2017, at 16:49, Michael Eastham <Michael.Eastham@arun.gov.uk> wrote:

Nia,

No one else is attending from the Council.

It is always helpful for the Highway consultants to attend the meeting and brief me on the progress they are making with WSCC.

Thanks,

Michael

From: Nia Russell [REDACTED]
Sent: 14 September 2017 16:40
To: Michael Eastham
Subject: Re: Committee date for BE/102/17/OUT - SALTBOX

Thanks Michael. Is anyone else attending from the Council?
Our Highways consultants have been liaising directly with WSCC so I'm not sure their attendance is required.

Nia

Nia Russell
Associate
Mango Planning & Development Limited
Number One Waterton Park
Bridgend CF31 3PH
[REDACTED]

<image001.png>

On 14 Sep 2017, at 16:33, Michael Eastham <Michael.Eastham@arun.gov.uk> wrote:

Nia,

I have booked the Holly Room at the District Council offices for 11.00am on Thursday 28th September. The room has been booked for an hour and a half.

The Director of Planning and the Group Head of Economy commented verbally on the planning application.

Thanks,

Michael

From: Nia Russell [REDACTED]
Sent: 14 September 2017 16:19
To: Michael Eastham
Subject: Re: Committee date for BE/102/17/OUT - SALTBOX

Michael ,

Thanks. Are you able to provide copies of their comments?

There will be 3 people (possibly 2) attending on behalf of the applicant. Would either mid to late morning of the 28th or 29th suit you?

Nia

Nia Russell
Associate
Mango Planning & Development Limited
Number One Waterton Park
Bridgend CF31 3PH



<image001.png>

On 14 Sep 2017, at 16:12, Michael Eastham <Michael.Eastham@arun.gov.uk> wrote:

Hi Nia,

Colleagues in Planning Policy have confirmed that they are not submitting representations on BE/102/17/OUT – SALTBOX as they are all occupied with preparing for the re-opening of the EiP into the emerging Arun District Local Plan (eALP).

I have received feedback from Karl Roberts ,the Director of Planning and Denise Vine, the Group Head of Economy at Arun District Council regarding the SALTBOX application.

How many people will be attending the meeting on behalf of the applicant?

What is the best day for you to attend during the w/c 25th September?

Thanks,

Michael

From: Nia Russell 
Sent: 14 September 2017 09:21
To: Michael Eastham
Subject: Re: Committee date for BE/102/17/OUT - SALTBOX

Hi Michael,

I note the consultation responses that are on the website and am in the process of reviewing their content - I was just wondering if you had anything from Planning Policy yet, and whether this is likely to have been received before we meet w/c 25th?

Can we fix a date/time for that meeting?

Thanks

Nia

Nia Russell
Associate
Mango Planning & Development Limited
Number One Waterton Park
Bridgend CF31 3PH



<image001.png>

On 12 Sep 2017, at 16:09, Nia Russell  wrote:

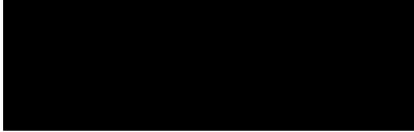
Hi Michael,

Could you make either the morning of the 28th September, or the 29th September?

Regards

Nia

Nia Russell
Associate
Mango Planning & Development Limited
Number One Waterton Park
Bridgend CF31 3PH



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On 6 Sep 2017, at 15:17, Michael Eastham <Michael.Eastham@arun.gov.uk> wrote:

Hi Nia,

I agree. The post consultation meeting should take place sometime w/c 25th September. I am free all week.

Regards,

Michael

From: Nia Russell 
Sent: 06 September 2017 15:11
To: Michael Eastham
Subject: Re: Committee date for BE/102/17/OUT - SALTBOX

Hi Michael,

Perhaps we should aim for sometime w/c 25th September?

Nia

Nia Russell
Associate

Mango Planning & Development Limited
Number One Waterton Park
Bridgend CF31 3PH



<image001.png>

On 6 Sep 2017, at 10:49, Michael Eastham <Michael.Eastham@arun.gov.uk> wrote:

Hi Nia,

I am happy for your highway consultants to have discussions with WSCC directly.

It will be good to meet up in a couple of weeks' time.

Regards,

Michael

From: Nia Russell [REDACTED]
Sent: 06 September 2017 10:19
To: Michael Eastham
Subject: Re: Committee date for BE/102/17/OUT - SALTBOX

Hi Michael,

Yes that it is correct. Does that work out as the meeting on 15th November?

Having read the highways consultation, which seems reasonably positive, I think that it would helpful if discussions take place between our highways consultant and WSCC directly. Are you happy for them to make direct contact?

Perhaps a meeting in a couple of weeks time, when you have a response from Planning Policy may then be a more beneficial use of time for us. There don't seem to be many other issues raised to date to address?

What is your view?

Nia

Nia Russell
Associate
Mango Planning & Development Limited
Number One Waterton Park
Bridgend CF31 3PH



<image001.png>

On 6 Sep 2017, at 09:34, Michael Eastham <Michael.Eastham@arun.gov.uk> wrote:

Hi Nia,

I have just referred to the Gantt chart that accompanies the PPA for the Saltbox application and I want to confirm with you that the application is presented at Committee in **November 2017**.

Is that correct?

Thanks,

Michael

From: Nia Russell [REDACTED]
Sent: 05 September 2017 12:39
To: Michael Eastham
Subject: Re: Flood Risk Assessment for BE/102/17/OUT - SALTBOX

Michael,

I agree that would be sensible to have sight of that before meeting. It would be easier for me to have an idea of when this could be, as I have to travel from South Wales, and co-ordinate others availability.

Could we pencil in a few options perhaps in the meantime?

Nia

Nia Russell
Associate
Mango Planning & Development Limited
Number One Waterton Park
Bridgend CF31 3PH
[REDACTED]

<image001.png>

On 5 Sep 2017, at 12:34, Michael Eastham <Michael.Eastham@arun.gov.uk> wrote:

Hi Nia,

I would like to receive the response from Highways before we hold the meeting.

Once we have received the response from Highways could you attend a meeting at Arun District Council in a matter of days?

Thanks,

Michael

From: Nia Russell [REDACTED]
Sent: 05 September 2017 11:39

To: Michael Eastham

Subject: Re: Flood Risk Assessment for BE/102/17/OUT - SALTBOX

Hi Michael,

I have just been looking at the PPA and we are scheduled to potentially meet next week (wk 5) to discuss progress of the application and consultation responses. Do you think this is necessary or useful at this stage, or worth doing with sight of the highways response?

Perhaps you could let me know your thoughts on meeting, and when we should arrange one for.

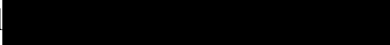
Many thanks

Nia

Nia Russell
Associate
Mango Planning & Development Limited
Number One Waterton Park
Bridgend CF31 3PH



<image001.png>

On 5 Sep 2017, at 09:27, Nia Russell  wrote:

Michael,

Thanks for your response. I suspected, so. I saw the EA response online.

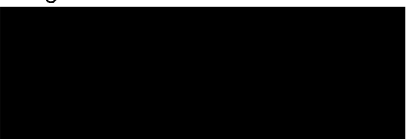
I'll keep you updated on the revised FRA and will get it submitted to you as soon as possible.

If there is anything else to address in the meantime then please let me know.

Regards

Nia

Nia Russell
Associate
Mango Planning & Development Limited
Number One Waterton Park
Bridgend CF31 3PH



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On 5 Sep 2017, at 09:25, Michael Eastham <Michael.Eastham@arun.gov.uk> wrote:

Nia,

I am awaiting a response from Highways.

Regards,

Michael

From: Nia Russell [REDACTED]
Sent: 05 September 2017 09:16
To: Michael Eastham
Subject: Re: Flood Risk Assessment for BE/102/17/OUT - SALTBOX

Micheal,

I hope to get this amended FRA to you as soon as possible. I am chasing our consultants.

Have you heard anything from Highways as yet?

Regards

Nia

Nia Russell
Associate
Mango Planning & Development Limited
Number One Waterton Park
Bridgend CF31 3PH



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On 25 Aug 2017, at 14:01, Nia Russell [REDACTED] wrote:

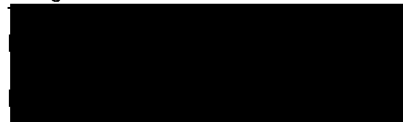
Michael,

Thanks for forwarding this response on, I have sent it to our consultants to review/comment accordingly.

Regards

Nia

Nia Russell
Associate
Mango Planning & Development Limited
Number One Waterton Park
Bridgend CF31 3PH



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On 24 Aug 2017, at 18:03, Michael Eastham <Michael.Eastham@arun.gov.uk> wrote:

Hi Nia,

I have received the following representation from my colleague Charlotte Hardy in the Planning Policy Team at Arun District Council, regarding the Flood Risk Assessment submitted with the planning application at Salt Box Field, Land off Rowan Way, Bersted.

I look forward to receiving your response.

Kind regards,

Michael Eastham

From: Charlotte Hardy
Sent: 23 August 2017 17:46
To: Michael Eastham
Subject: Flood Risk Assessment for BE/102/17/OUT

Hi Michael

I was having a quick look at this to see if I might be able to at least refer to this in our Matter Statements, however looking over the document submitted I have noticed some important issues.

1. There is no mention in the Local Planning Policy section about the updated SFRA from last year or anything in terms of the Main Modification version of the Local Plan, which includes number of revisions. Importantly Appendix J of this includes site summaries for all the locations that were being considered for inclusion in the Main Modifications, including Bognor Enterprise. In particular, responding to a question from the new Inspector there is an additional bullet point that we are inserting into SD SP1a Strategic Approach, specifically covering the need to take account of the coastal topography and incorporation of adaptations to deal with climate change particularly in high risk flood areas. This is MM5 in ADCED49 on our Local Plan Examination Page.
2. Again importantly there was an updated Sequential and Exception Test issued alongside the Main Mods consultation earlier this year that again seems to have been missed. Critically at the bottom of page 8 of their submitted FRA they mention that an exception test is not required. Due to the fact that we covered the location as a whole in the sequential test. Though there is a lower risk for this site the northern and western boundaries are partially covered by the higher risk extents and the site summary information shows that this increases when the impact of climate change is considered.
3. Much more detailed information relating to this location is again contained within the Strategic Surface Water Study (SSWMS) that was done to inform the Main Modifications. This crucially in Stage 2 it included calculations in terms of impermeable areas and the changes to the quantities of surface water. It discusses and proposes appropriate on-site and off-site solutions. Appendix B and C however include information/suggestions discussed at the workshop of that stage and in Appendix C concept plans with a potential fluvial flood compensation area identified off site to the north.
4. Finally just so you aware but the national maps were updated around March this year with the new Emsworth to Littlehampton model. It is unclear from their statement as to what modelling they requested from the Environment Agency.
The Extract that they have included relating to the peak river flows is incorrect. The one of relevance to this is below, where you will see that the figures are significantly above those contained in their FRA. The higher central figures were those that the EA considered to be most appropriate for our strategic work (SFRA Update 2016) but did mention that at application level they would expect that something should at least briefly cover the others. I will of course leave this aspect for EA to comment on.

Peak river flow allowances

River basin district	Allowance category	Total potential change anticipated for the '2020s' (2015 to 2039)	Total potential change anticipated for the '2050s' (2040 to 2069)	Total potential change anticipated for the '2080s' (2070 to 2115)
South East	Upper end	25%	50%	105%
	Higher central	15%	30%	45%
	Central	10%	20%	35%

Slightly confusingly considering the above the masterplan does seem to have at least looked at, if not incorporated, some of the elements from the surface water study in particular.

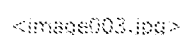
Maybe the easiest thing is if they revise the FRA so that it makes mention of the newer evidence, plus mentions what (the attenuation ponds) have been incorporated into the masterplan. If it weren't for the inclusion of the masterplan there would be nothing in the text referring to the potential solutions. They definitely need to do a revision as they are stating that there is no issue of fluvial flooding after mentioning the proximity of rife and of Shripney Manor Ditch. The second of these runs along the majority of the western boundary and some of the northern boundary (this can clearly be seen on page 11 of the [part 1 of Appendix B to the SFRA Update](#)), as well as explicitly mentioned in the site summary for the location and the SSWMS.

Can obviously talk through this if you need but as we received the matters from the Inspector this morning, the focus is obviously on sorting responses. Obviously as he has raised an issue in terms of flood risk and EBR it would be good to be able to support it with something about the application though. I am having a meeting with Denise at 11 to discuss his matter broadly so it may be handy to be after that or maybe join us.

Charlie

Charlotte Hardy | Senior Environmental Assessment Officer, Planning, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37794 | External: +44 (0) 1903 737794 | E-mail: Charlotte.Hardy@arun.gov.uk

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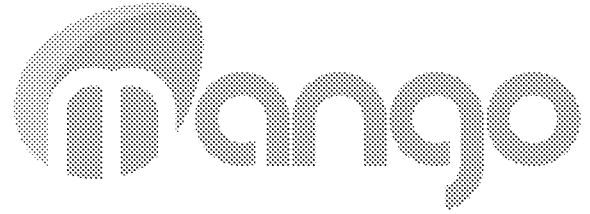
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anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

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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Number One Waterton Park * Bridgend CF31 3PH

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

**MINUTES OF THE PLANNING, AMENITIES & ENVIRONMENT COMMITTEE
OF BERSTED PARISH COUNCIL
HELD AT 19:00 ON TUESDAY 1st AUGUST 2017
AT BERSTED JUBILEE HALL, CHALCRAFT LANE**

Present: Cllrs. C. Barratt, K. Greenway, D. Lainchbury, Miss W. Kapp, B. Knight, P. Ralph, J. Spencer (Vice Chairman), and Mrs G. Yeates (Chairman).

In attendance: 1 member of the public

Mrs D. Holcombe (Clerk) and Mrs S. O'Connell (Deputy Clerk)

Paul Hanson - Landlink, Nia Russell –Mango Planning & Development Limited, Trevor Scale - Mountford Piggott Architecture Masterplanning Design and Will Marsh – Marsh and Baxter Commercial Property Advisors.

Miss Fiona Callingham – Bognor Post

17117 Presentation by Landlink – Saltbox Field

Paul Hanson from Landlink gave an overview of the planned usage for Saltbox field, in line with Arun District Council's Local Development Order (LDO). The employment site is 29 acres in size and is proposed to have industrial, warehouse distribution, a hotel, drive-through restaurants, restaurant and pub. Warburtons will be taking one unit for distribution. The hotel, pub and restaurant will be able to provide accommodation and facilities for people working on site. It is envisaged that jobs will be created for around 500 – 1000 people. The design will include buffer zones to blend in with the nearby Bersted Brooks and Shripney Village.

A hybrid planning application will be submitted to Arun DC shortly and building is hoped to be started within a year. Infrastructure will be put in for the whole site at the beginning of the development.

Members were impressed with the layout and mixture of uses. Members did however question the surrounding road network i.e. A27, A29 and A259 and the problems that may be faced by hauliers with all the housing development proposed around them. They agreed there is no solution at the moment. Members asked that Landlink considers having a road through the employment site linking the North Bersted Relief Road to the new Shripney roundabout, which would take large vehicles straight to the site. Members also asked them to consider access to the site by foot for workers that do not have transport. Paul Hanson thanked members for listening to the proposals and their comments which had proved useful. They hoped to arrange public sessions at a later date and would liaise with the Clerk and Deputy Clerk for this.

Members thanked them for the presentation.

17118 Apologies for Absence

Cllr Marshall (other business)

17119 Declarations of Interests

Cllr Mrs Yeates declared a personal interest in application BE/70/17/HH

17120 Public Session

None

17121 Minutes of the Last Meeting 4th July 2017

RESOLVED that the Minutes of the Meeting of 4th July 2017, having been circulated in advance, be taken as read and signed by the Chairman as a true record.



LOTTERY FUNDED

17122 Matters Arising from the Minutes
None

17123 Planning Applications Received

- a) App. No. BE/70/17/HH
Applicant: Mr Andrew Small
Site: 1 Old Moat Close, Bersted
Application: Rear single storey extension with a pitched roof. This application affects the character & appearance of Shripney Conservation Area.

RESOLVED to make the following comments: NO OBJECTION

- b) App. No. BE74/17/PL
Applicant: Knightsgate UK Ltd
Site: 27 North Bersted Street, Bersted.
Application: Demolish existing bungalow, create a new access road & erect 10 No. 2 storey houses (amendment to application BE/45/16/PL)

RESOLVED to make the following comments: NO OBJECTION

- c) App. No. BE/77/17/T
Applicant: Mr Richard Davis
Site: Blackbirds, North Bersted Street, Bersted
Application: 5m crown lift & 2m reduction to western side of 2 No. Sycamores. 7m crown reduction to previous pruning points to 2 No. Sycamores

RESOLVED to make the following comments: NO OBJECTION

- d) App. No. BE/79/17/PL
Applicant: Recycle Southern Ltd
Site: Babsham Business Centre, Babsham Lane, Bersted
Application: Change of use of land for skip storage.

The Deputy Clerk informed members that the applicant had confirmed to the case officer that the site is being used as an overflow storage centre for their Elbridge recycling site. Also skips will be empty. They do not know the amount of vehicle movements that will take place down the lane.

RESOLVED to make the following comments: NO OBJECTION

- e) App. No. BE/81/17/HH
Applicant: Mrs A Ayres
Site: Lindisfarne, Babsham Lane, Bersted
Application: Single storey rear extension
Small rear extension to provide dressing room and downstairs shower & toilet, redesign of sunroom to bedroom

RESOLVED to make the following comments: NO OBJECTION

- f) App. No. BE/83/17/PL
Applicant: Mr A Symonds
Site: Land adjacent to 385 Chichester Road and 24 Ashurst Close, Bersted
Application: 1 No. dwelling & associated parking

RESOLVED to make the following comments: OBJECTION for the following: -
Overdevelopment and access is close to the junction on Chalcraft Lane.



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- g) App. No. BE/88/17/DOC
Applicant: Mr J Dixon
Site: Spinney Cottage, Shripney Lane, Bersted
Application: Application for approval of matters reserved by conditions imposed under BE/12/16/L relating to condition 3 for schedule & samples of materials & finishes.

RESOLVED to make the following comments: NO OBJECTION

- h) App. No. BE/94/17/HH
Applicant: Mr & Mrs Evans
Site: 65 Van Gough Place, Bersted
Application: proposed rear extension

RESOLVED to make the following comments: NO OBJECTION

- i) Traffic Regulation Order Consultation
CHS-9021-RC: A259 Bognor Road, Chichester
Prohibition of right turn & U-Turns Order 2017

RESOLVED to make the following comments: No Comments to be made.

17124 Planning Decisions

Members noted the list of decisions made by Arun DC a copy of which is appended to these Minutes.

17125 Focus Group Meetings

Cllr Mrs Yeates informed members that the Bersted focus group met on 31st July and are getting leaflets ready for stalls at the forthcoming events at Pagham on Parade and West Meads Alpha Pet Dog Show both 20th August.

17126 Forth Coming Appeals and Hearings

To consider the following: -

- i) **BE/15/17/PL** – Representations to Arun DC by 11th August. (Bersted did not object to this) Members agreed there were no further comments to make on this application.
- ii) **BE/77/16/OUT** – New Barn Lane Appeal – Church Commissioners 50 homes. Hearing date is 26th September at Arun DC offices. Copies of the objection and letters to SOS will be circulated. Appeal Ref: - APP/C3810/V/17/3166900
Members felt that the result of the Fontwell Appeal having been lost did not bode well for Bersted's appeal. One or two from the Planning Committee will attend the hearing on behalf of the Parish Council.

17127 Correspondence

The Clerk has received the following: -

A letter from the CPRE outlining the meeting possibly on 29th August to discuss the Arun Local Plan Inspectors comments – venue to be decided

The next Clerks parish briefing at Arun DC is being held on 30th August and will be attended by the Clerk and Councillor Mrs Yeates.

An email was received from Middleton on Sea residents group regarding Arun DC's change to delegated powers to planning officers. The resident group challenged the new powers which resulted in Arun DC amending the wording for delegated powers on householder applications. The email had previously been circulated to members.



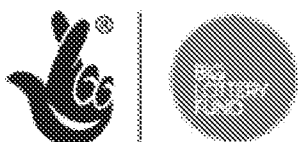
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17128 Urgent Matters

None

There being no further business the Chairman closed the meeting at 19:55

Signed..... Committee Chairman Date

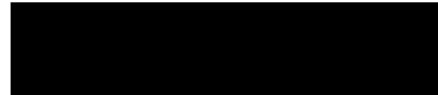


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Bersted
Parish Council

Bersted Jubilee Hall, Chalcraft Lane
North Bersted
Bognor Regis
West Sussex PO21 5TU



Nia Russell
Associate
Mango Planning & Development Limited
Number One Waterton Park
Bridgend
CF31 3PH

Dear Nia

RE: Salt Box Field Employment Site

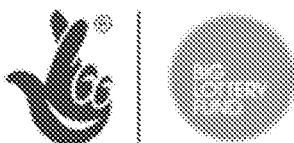
The council's comment on the above site is as follows:-

“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).

They would also recommend that a link road was put through the site to join up with the North Bersted Relief Road and the new Shripney roundabout, thus alleviating congestion on the A29 and Rowan Way for distribution vehicles”

Yours faithfully

Sue O'Connell
Deputy Clerk



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/Users/NiaRussell 1/Library/Containers/com.apple.mail/Data/Library/Mail Downloads/7629F221-642D-425D-AC98-DEBB2021DB5F/Nia Russell Mango - reply saltbox field - Aug 17.doc