

AH/NR/140056/L0004



Submitted via post on CD

13 December 2018

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**

Further to our pre-application meeting on 7th December, please find enclosed a planning application for the above site, comprising:

“Hybrid planning application for the comprehensive development of the Salt Box site comprising:

- a) Full planning application for erection of Class B8 warehouse with fuel island and car parking; 2 No Class B1/B8 employment units with associated parking and servicing; Class A1 retail food store with car parking and servicing; 2 No drive thru units with car parking and servicing; car showroom, workshops (including MOT testing) vehicle storage, external display areas, service areas and parking; together with access roads, associated ground and engineering works, landscaping and ancillary works
- b) Outline planning application for the development of employment units, parking and servicing areas, landscaping and associated works.”

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

- 1. Application forms and certificates;

www.mangoplanning.com

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

2. Design and Access Statement;
3. Plans and Drawings as per the enclosed schedule;
4. Planning Statement;
5. Retail Assessment;
6. Transport Assessment;
7. Travel Plans;
8. Noise Report;
9. Biodiversity Survey and Report;
10. LEMP Document;
11. Flood Risk Assessment and Drainage Strategy Drawings;
12. Landscaping Strategy Drawings;
13. Archaeological Assessment and Written Scheme of Investigation;
14. Phase 1 Geo Environmental Desk Study and Site Investigation;
15. External Lighting and CCTV Statement and Plans;
16. Construction Management Plans;
17. Incoming Services Statement;
18. Energy Statements; and
19. Statutory planning application fee (payment made electronically).

The agreed statutory planning application fee of £46,159 has been paid via electronic transfer, as per email correspondence with yourself and Nicola Spencer of 13th December.

As you are aware the applicant has also discussed entering into a Planning Performance Agreement with the Council in relation to this application, and a draft copy of the PPA is also enclosed.

Background

Planning permission was granted in December 2017 for the comprehensive development of the Salt Box site for employment and commercial uses (Reference: BE/102/17). That scheme's viability was predicated on securing a £5 million infrastructure grant from the Local Enterprise Fund which was applied for with the support and assistance of Arun's District Council's Directorate of Place.

Unfortunately, the grant application was not successful and consequently my client has in the intervening period sought to identify alternative sources of capital receipt to make the development viable and maintain momentum in delivery of the site.

The Proposal

The general configuration of the proposed development is shown on the enclosed plans and within the Design and Access Statement prepared by Mountford Pigott. As you can see, the proposed development follows largely the same form as that previously approved, save for two changes.

As you will be aware from our pre-application meeting my client has now secured the commitment of Aldi to a new discount foodstore, to be located to the north of the access road into the site. My client has also secured the commitment of Richmond Motor Group to operate a car showroom at the site in lieu of the permitted pub/restaurant, hotel and gym on the southern side of the site approved by the previous permission.

Taken together, and as the enclosed, confidential detailed viability report prepared by Vail Williams explains, these new elements deliver the necessary financial contribution to allow the wider development of the site for employment uses to proceed.

As explained at our meeting, formal interest in the site has now been secured from Warburtons, which is now contractually committed to a new warehouse at the site, to be delivered by my client. There is therefore now an urgent need to secure permission for this revised form of development so that my client can have the confidence to invest in the site's infrastructure and bring forward the Warburton's investment and the jobs that it will create.

The application is submitted as a hybrid application again, with full permission sought for the above uses, plus 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.

Planning Assessment

The enclosed planning statement ("PS") considers the revised proposal in the context of the recently adopted development plan and in particular policies EMP SP3 and EMP DM2. It shows (in Section 6) that the proposal meets fully the objectives of the plan to support employment led development, to deliver infrastructure to support new job creation and of course to create new jobs.

The development is anticipated to create between 509 and 1000 new jobs when completed, which represents a significant and positive contribution to the economy of Bognor Regis and the sustainability of work patterns in the local area. The jobs created will be across a range of sectors and will present opportunities for all sectors of the employment market in the town.

As explained at the meeting the *raison d'être* of this revised application is to ensure that the proposed employment development and the infrastructure that is required to support it, is viable. The detailed assessment provided by Vail Williams

demonstrates that the funding gap left by the failure to secure the necessary £5m infrastructure funding can only be delivered if the proposed foodstore and car showroom are both permitted.

Policy EMP DM2 requires comprehensive development of the Saltbox site and it is for this reason that we have submitted this revised application rather than sought to amend those parts of the approved scheme where changes were required. The form of this application demonstrates the applicant's commitment to a comprehensive and cohesive form of development for this site.

In terms of the proposed mix of uses, the submitted parameters plan and DAS show that of the 25,807 sq m GIA of floorspace proposed across the two phases of the development, some 21,595 sq m (83.7%) will comprise B class uses. Only 4,212 sq m or 16.3%, will comprise non-B class uses.

It also shows that the proposed mix of uses and particularly those uses outside of the "B" classes, comply fully with all the requirements of both policies.

As the PS explains, retail development is supported at the site under criterion (h) of Local Plan Policy EMP DM D2, subject to compliance with the sequential test and impact test.

Consequently, a detailed assessment of retail matters is also provided in the submitted Retail Assessment ("RS"). This demonstrates that (as with the recently consented Lidl store at Oldlands Farm) there are no sequentially preferable locations to meet this requirement. It also shows that the impact of this proposal will not result in materially adverse, let alone significantly adverse impact on any defined centre.

In design terms the proposal is very similar in scale and form to that already consented. As the enclosed drawings show, and as the Design and Access Statement explains, the scheme has been formulated in the context of the design parameters previously agreed and the principles set out in the draft Local Development Order for this site.

The sustainability of the site has been a key consideration through its design and the measures adopted to reduce energy needs are set out in the enclosed reports by Scotch and Partners.

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 while also ensuring that drainage concerns of village residents are taken account.

The proposed development will give rise to vehicular traffic movements including HGVs and this has been considered fully in the submitted Transportation Statement prepared by ADL. This illustrates that the traffic from the revised scheme is not materially different to that of the scheme that is approved. The revised mix of uses will continue to maximise potential for linked trips within the site.

Conclusions

The uses proposed and the layout of the proposal have followed the same form as that previously approved, save for two changes.

The enclosed planning and retail statements consider the revised proposal in the context of the recently adopted development plan and in particular policies EMP SP3 and EMP DM2. It is demonstrated that the proposal meets fully the objectives of the plan to support employment led development, to deliver infrastructure to support new job creation and of course to create new jobs. The development is anticipated to create between 500 and 1000 new jobs when completed, which represents a significant and positive contribution to the economy of Bognor Regis and the sustainability of work patterns in the local area.

The impact of this proposal will not result in materially adverse, let alone significantly adverse impact on any defined centre.

In design terms the proposal is very similar in scale and form to that already consented. As the enclosed drawings show, and as the draft Design and Access Statement explains, the scheme has been formulated in the context of the design parameters previously agreed and the principles set out in the draft Local Development Order for this site.

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.

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 Nia Russel or I should you require any further information. I look forward to receiving confirmation of the validation of the application.

Yours sincerely

Arfon Hughes
Director



Encl:

Cc:	Mr P Hanson	Landlink Estates
	Mr W Marsh	Marsh and Baxter
	Ian Bates	LSH
	Mr K Sarchett	Quartz Project Services
	Mr C Thrippleton	Quartz Project Services