

Bognor Regis Regeneration Board

Please address correspondence to:
130 Manor Way
Aldwick Bay
Bognor Regis
West Sussex PO21 4HL

31st January 2019

Dear Mr. Eastham

Planning Application BR135/18/PL Saltbox Development - Landlink Estates

With reference to the above planning application I am writing on behalf of the Bognor Regis Regeneration Board who are fully in support of this application.

The Board brings together leading representatives from the key public, private and community stakeholders in Bognor Regis and is a major driver in encouraging and facilitating key investment projects in Bognor Regis.

The Board supported the previous application BE102/17/OUT for this site which was approved in December 2017. The application was predicated on a successful bid for £5m funding from Coast to Capital LEP towards infrastructure and roads. As this was not forthcoming the plans have had to be modified to alter the mix of the development to address the development's financial viability.

Saltbox is allocated as a Strategic Employment site within Enterprise Bognor Regis (EBR) which consists of two other locations - Oldlands Farm and Rowan Park. These comply with Policy EMP SP3 of the adopted Local Plan which encourages "new employment opportunities" and "employment led development." It also supports proposals that "deliver new infrastructure."

The major changes from the original application have been the removal of a public house, hotel and gym with the addition of an Aldi foodstore and a car showroom. The applicant's Retail Assessment demonstrates that the foodstore will not have a materially adverse effect on the trading performance of Bognor Regis or on future investment. The proposal is therefore seen to be compliant with Local Plan Policy RET DM1.

The Saltbox development represents a £33.7 million capital investment. With the completion of Phase 2 development on the site there will be a total of 30,520 sq.m of mixed usage space which is anticipated to deliver a minimum of 500 and up to 1000 jobs. There are currently 260 jobs recognized from the identified tenants – Aldi, Warburtons and Richmond Motor Group. Saltbox employment reduces out commuting (about one third of Arun's residents travel outside the District), and the over dependence on low paid sectors such as agriculture and, tourism. EBR has been designed to serve and promote economic activity and the Saltbox Development is an important and intrinsic element.

In conclusion the Board fully endorses the Landlink Estates planning application enabling the development of Saltbox within the strategic Enterprise Bognor Regis initiative whilst encouraging Landlink to follow the principles of ADC's Developer & Partner Charter encouraging opportunities for local individuals and companies in the development process.

Yours sincerely



David Myers
Advisor to the Regeneration Board