



AH/220010/L0006

11th April 2022

By planning portal: PP-11176703

Ms K Sharp
Planning Department
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

Dear Katie

On behalf of Kier PGIM Logistics Propco 1 Limited, Saltbox, Bognor Regis:
Discharge of planning conditions attached to planning permission BE/135/18/PL:
Outline Condition 8 (Construction Management Plan) for Units 1 & 3
Outline Condition 21 (Renewable energy) for Unit 1
Outline 27 (Employment Skills Plan) for Units 1 & 3;
Full Condition 43 (Employment Skills Plan) for Units 6 & 7;

Please find enclosed an application to discharge the above conditions. I review each topic in turn below.

Outline Condition 8 (Construction Management Plan)

Condition Outline 8 states:

“No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters

- *the anticipated number, frequency and types of vehicles used during construction,*
- *the method of access and routing of vehicles during construction,*
- *the parking of vehicles by site operatives and visitors,*
- *the loading and unloading of plant, materials and waste,*
- *the storage of plant and materials used in construction of the development,*
- *the erection and maintenance of security hoarding,*
- *the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of*

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temporary Traffic Regulation Orders), details of public engagement both prior to and during construction works.”

In discharge of this condition in respect of both parcels I enclose a copy of Kier’s Construction Management Plan (March 2022) which addresses the requirements set out above for both Units 1 & 3, i.e. the whole outline development.

Outline Condition 21 (Renewable energy) for Unit 1

Outline Condition 21 states:

“At least 10% of the energy supply of both Units 1 and 3 combined shall be secured from decentralised and renewable or low carbon energy sources (as described in the Glossary at Annex 2 of the NPPF, February 2019). Details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing by the Local Planning Authority before any development begins in Phase 2. The development shall be implemented in accordance with the approved details and timetable and retained as operational thereafter.”

Outline Condition 21 was part-discharged (in respect of Unit 3 only) under decision BE/168/21/DOC dated 14th January 2022. The Unit 3 development was shown to deliver 13.4% of its regulated energy use from renewables, well above the 10% requirement of the Condition.

The enclosed Energy Statement by CHBS (Ref CHBS-MH-22007-5, 25 March 2022) provides information relating to the balance of the outline consented development. It proposes the use of air source heat pumps and solar PV to provide 10.4% of the energy requirement of the development. This solution will provide a total carbon emissions reduction of 32% from energy efficiency and renewables combined.

The submission demonstrates therefore that this part of the development, considered both in isolation and cumulatively with Unit 3 (which is the Condition requirement) exceeds the 10% renewable objective of Condition Outline 21.

We trust therefore that the remaining part of this Condition (i.e. as it relates to Unit 1) can be discharged. This would have the effect of a full and complete discharge of Outline Condition 21.

Outline Condition 27 & Full Condition 43 (Employment Skills Plan)

Outline Condition 27 states:

“The applicant shall prepare and submit an Employment and Skills Plan for approval in writing by the Local Planning Authority, for Unit 1 and Unit 3 prior to the commencement of the development of Phase 2. Following approval of the Employment and Skills Plan the developer will implement and promote the objectives of the approved plan on each phase.”

Full Condition 43 states:

“The applicant shall prepare and submit an Employment and Skills Plan for approval in writing by the Local Planning Authority, for each phase of development on the site (except for the first phase comprising the construction of Unit 2, access road and associated works) prior to the commencement of the development of that phase. Following approval of the Employment and Skills Plan the developer will implement and promote the objectives of the approved plan on each phase.”

In discharge of the above conditions, we enclose “Employment and Skills Plan - Saltbox Phase 2, Bognor” prepared by Kier.

This document covers the construction of the entire *outline* consented development (Plot/Unit 1 & Unit 3 - Condition Outline 27) and also Units 6 & 7, consented under the *full* part of the permission (Condition Full 43).

This document has been the subject of pre-submission discussion with Miriam Nicholls, Business Development Manager at Arun District Council. As the correspondence enclosed confirms, the submission has met her requirements.

Conclusions

On the basis of the above and enclosed, we therefore request that:

- Outline Condition 8 (CMP) is discharged for Units 1 & 3;
- Outline Condition 21 (Energy Statement) is discharged in respect of Unit 1 (allowing the condition to be fully discharged in light of previous approval of the Condition for Unit 3);
- Outline Condition 27 (ESP) for Units 1 & 3 is discharged in full; and
- Full Condition 43 (ESP) is part-discharged insofar as it relates to Units 6 & 7.

I trust that the above is in order and will allow for the expedient discharge of these conditions. Should you require anything further then please do not hesitate to contact me.

Kind regards

Yours sincerely



Arfon Hughes
Managing Director

