

Bognor Regis Regeneration Board

16th July 2014

Mr. C. Cronin
Planning Department
Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

David Myers
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Dear Mr. Cronin

Re: Oldlands Farm Planning Application Ref: BE/73/14/PL

The Bognor Regis Regeneration Board brings together leading representatives from the key public, private and community stakeholders in Bognor Regis. The Board recognises that a collective and cohesive approach to development would generate and secure the economic benefits sought by the local community.

The Board is a major driver in encouraging and facilitating key investment projects in Bognor Regis. To date this has included the three new hotels at Butlins, the School of Enterprise, Management and Leadership on the University of Chichester's Bognor Regis campus and the redevelopment of the Lec site, amongst others. It continues to support the Enterprise Bognor Regis (EBR) initiative which has been put forward by Coast to Capital (C2C) LEP in their Strategic Economic Plan (SEP) for Enterprise Zone status.

The Board wishes to comment on the Bericote Properties planning application at Oldlands Farm for the construction of two detached industrial/distribution units including access and servicing arrangements, car parking, landscaping & associated flood compensation area. The total floorspace proposed is 38,099 sqm. The application states that it intended for the use of a single occupant. We note that the occupier has not been identified and would expect this to be done before the application is determined.

Oldlands Farm is one of four strategic sites identified within the proposed Enterprise Zone. Hanbury Properties was granted outline planning permission in March 2014 for mixed industrial and commercial use.

The Bericote Properties investment is welcomed as an important contribution to the economic development of Bognor Regis with their application stating between 500 to 1,000 new jobs becoming available. However there are a number of points that need to be considered to ensure planned and coordinated delivery of the Enterprise Bognor Regis sites and also in achieving the Board's regeneration objectives.

- 1. Infrastructure.** Three of the four Enterprise Bognor Regis sites have access to the A29. Rowan Way caravan park from the Bognor Regis Relief Road (BRRR), Salt Box directly onto the A29 and Oldlands Farm from the BRRR. The fourth site, Lec

Airfield, requires new road access from the north and south to provide a further 30.5 acres of employment land. The southern link is proposed from Felpham Way and the northern access from the BRRR, as identified in the extant and emerging Local Plans.

The proposed North/South link road will:

- a. Open up the Lec Airfield site for employment uses;
- b. Access other land adjacent for possible future development;
- c. Improve access to the Butlin's Resort, University of Chichester Bognor Regis Campus and the town centre; and
- d. Improve the efficiency of the local highway network and boost regeneration by relieving traffic congestion on Felpham Way/Flansham Lane and providing an alternative to the A29 with an improved southerly approach to Bognor Regis.

This proposed North/South link is supported by C2C in their SEP. The BRRR was funded through Section 106 contributions by the developers of Site 6 and it would be reasonable to expect a meaningful contribution from Bericote Properties towards EBR infrastructure.

- 2. Employment.** We note that the applicant claims there will be between 500 to 1,000 jobs created. As ADC's emerging Local Plan focusses on employment, we believe it is important to clarify how many permanent/full-time jobs will be created, how many during construction and how many post development. What kind of jobs will these be?
- 3. Education/Skills.** It is one of the priorities of the Regeneration Board to address the lower than average levels in Bognor Regis of:
 - Educational attainment
 - Skills & Qualifications
 - Average wages

The opportunity of a major new employer in Bognor Regis contributing to an improvement in the local educational and skill base needs to be addressed. This should include a commitment on an annual intake of apprentices, job placements for youth and adult work experience and vocational training with local schools and colleges.

- 4. Maximising Local Business Opportunities.** It is important that local businesses are given the opportunity to directly benefit from new investment in Bognor Regis from the initial construction stage through to longer term supplier arrangements.

In respect of skills and local business opportunities, agreement should be sought with Bericote and their client to sign up to the Bognor Regis Regeneration Developer and Partner Charter which encompasses these and other initiatives. It encourages the involvement of local businesses whilst raising the profile of the development. 'Meet the Company' seminars should be organised as soon as possible in the procurement cycle.

In concluding the Board welcomes the planned investment as an important contribution to the economic growth of Bognor Regis through the addition of new jobs, skills and business opportunities. In the context of the integrated EBR proposal, the significant size of the

proposed development should enable a substantial contribution from Bericote Properties towards funding offsite transport infrastructure.

We would appreciate an opportunity to speak when the planning application comes before the Development Control Committee for consideration.

Yours sincerely



David Myers
Regeneration Advisor

