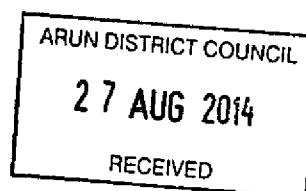




TM/HP07095-2

22 August 2014

Cian Cronin Esq
Senior Planner (Strategic Development)
Arun District Council
First Floor
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



Dear Mr Cronin

PLANNING APPLICATION FOR THE ERECTION OF 2 NO. DETACHED INDUSTRIAL / DISTRIBUTION UNITS (B1(c)/B2/B8) AND ASSOCIATED WORKS AT OLDLANDS FARM, STEYNING WAY, BOGNOR REGIS - ADC REF: BE/73/14/PL

Further to our letter dated 24th July 2014, we write to provide further comments on the above application on behalf of our client, Sime Darby London Ltd (hereafter SDLL). As set out before, our intention is to constructively contribute to the delivery of the Enterprise Bognor Regis strategic employment area, and our comments should be read in that context.

We would also like to re-iterate that our client welcomes inward investment which will assist in the regeneration of Bognor Regis. To that end, our client would expect that the development of a strategic employment site such as Oldlands Farm will deliver three critical elements, namely jobs, investment and / or off-site contributions which benefit the local economy and community. Therefore, for the benefit of the community, it would be helpful to have confirmation on the quantum of investment to be made and numbers of full and part time jobs to be created during and after the construction. We note that the Committee Report states *"The predominately B8 use is likely to result in less job creation than would have been delivered through a mixed use scheme or predominately B1 business park. 325 parking spaces have been provided. The applicants have been unwilling to agree to a planning condition to submit an Employment and Training Plan and have not offered to sign up to the Arun Development and Partner Charter"*.

As our clients are adopting a constructive approach we will not engage in a detailed exchange on the contents of the Quod letter dated 7th August 2014. Suffice to say that we have already commented on policy and



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planning matters in our earlier letter and leave it for the LPA to form its own views. In this letter we wish to focus on highlighting the important principles and desired outcomes for the benefit of local stakeholders.

Our client genuinely believes that a coordinated approach is required to deliver the Enterprise Bognor Regis (EBR) proposals. This planning application is a key element of the comprehensive EBR vision to realise choice and long term supply of employment land and associated infrastructure for Bognor Regis, with all the benefits that this will entail for the local economy and its stakeholders. This is a great opportunity for Arun District Council (ADC) to transform the area.

It is essential that ADC seeks a substantial contribution from the developer as part of any planning consent towards offsite infrastructure improvements which will facilitate the whole of the EBR scheme being realised. This accords with the principles set out in the adopted and emerging Local Plan which require that a comprehensive and co-ordinated approach be taken. This approach was adopted because the stakeholders understood and recognised that the various sites that make up the EBR proposals have different challenges, and a holistic approach would greatly improve the prospects of delivery of the whole. Such a contribution does not need to be solely for the proposed North-South Link Road, although this is the obvious priority besides the A29 realignment. All of the major developments in Bognor Regis have made significant financial contributions towards offsite improvements in infrastructure or towards the town centre, as appropriate. Such a contribution is especially important taking into account the reduced amount of job creation compared to that envisaged by the Adopted Local Plan Policy Allocation, and the applicant's unwillingness to enter into measures to enhance employment opportunities locally.

Finally, we hope that the developers and their occupier, as potential major occupiers in the local economy, will engage with the local community in an open way.

SDLL trusts these comments are of assistance as part of your consideration of the planning application. Please do not hesitate to contact me should you have any queries.

Yours sincerely

A black rectangular box used to redact the signature of Jeremy Gardiner.

JEREMY GARDINER
Regional Director
For and on behalf of WYG

Cc. Raof Daud, SDLL