

Date: 27th September 2021
Your Ref: AL/87/21/PL
Our Ref: 15160a



6 New Bridge Street
London EC4V 6AB

Ms Claire Potts
Planning Services
Arun District Council
Civic Centre
Littlehampton
West Sussex
BN17 5LF

Dear Claire,

PLANNING APPLICATION AL/87/21/PL: ERECTION OF A WAREHOUSE (USE CLASS B8) WITH ANCILLARY OFFICE, ASSOCIATED VEHICLE PARKING, VAN STORAGE, PLANT, ANCILLARY STRUCTURES, LIGHTING, LANDSCAPING AND INFRASTRUCTURE WORKS INCLUDING EARTHWORKS TO FACILITATE FLOOD COMPENSATION AREA

AT OLDLANDS FARM, NEWLANDS ROAD, BOGNOR REGIS, PO22 9FJ

We write on behalf of Lysander and Hanbury Properties Limited (the 'Applicants') in relation to the above mentioned planning application at Oldlands Farm (application reference AL/87/21/PL). We write to submit revised and additional application material following feedback provided by consultees and further detailed design for the proposed end user:

- 21023-ASA-V0-XX-DR-A-PL03-(S2-P7) Proposed Site Plan.
- 21023-ASA-V1-P0-DR-A-PL04-(S2-P5) Proposed Warehouse Ground Floor Plan.
- 21023-ASA-V1-P1-DR-A-PL05-(S2-P6) Proposed Warehouse First Floor Plan.
- 21023-ASA-V1-P2-DR-A-PL06-(S2-P5) Proposed Warehouse Plant Deck.
- 21023-ASA-V1-P3-DR-A-PL07-(S2-P6) Proposed Warehouse Roof Plan.
- 21023-ASA-V1-XX-DR-A-PL08-(S2-P6) Proposed Warehouse Elevations.
- 21023-ASA-V1-XX-DR-A-PL09-(S2-P6) Proposed Warehouse Sections.
- 21023-ASA-V2-V0-DR-A-PL10-(S2-P5) Proposed Van Deck GF Plan.
- 21023-ASA-V2-XX-DR-A-PL11-(S2-P5) Proposed Van Deck Upper Level Plans.
- 21023-ASA-V2-XX-DR-A-PL12-(S2-P7) Proposed Van Deck Elevations.
- 21023-ASA-V0-XX-DR-A-PL14-(S2-P8) 3D Views.
- 21023-ASA-V0-XX-DR-A-PL15-(S2-P7) Proposed Site Sections.
- 21023-ASA-XX-XX-DR-A-PL16-(S2-P5) 3D Street Views.
- 21023-ASA-XX-XX-DR-A-PL18-(S2-P5) Proposed Block Plan.
- 21023-ASA-V0-XX-DR-A-PL21-(S2-P5) Proposed Ancillary Structures Sheet 1.
- 21023-ASA-V0-XX-DR-A-PL22-(S2-P5) Proposed Ancillary Structures Sheet 2.
- 21023-ASA-V0-XX-DR-A-PL23-(S2-P5) Proposed Sprinkler Tanks & Pump House.

Partners

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R J Greeves BSc (Hons) MRICS
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- 21023-ASA-V0-XX-DR-A-PL24-(S2– P4) Proposed Waste Platform.
- Design and Access Statement rev P06 prepared by Ashton Smith.
- Preliminary Geo-Environmental Risk Assessment prepared by Delta Simons.
- Geo-Environmental Assessment prepared by Delta Simons.
- External Lighting Lux Level Plot (10383-PL-100E) prepared by KTA.
- SK-100A Hydrant Main and Pits Location Layout prepared by KTA.
- Heritage Statement prepared by RPS.
- Flood Risk Assessment prepared by Delta Simons.
- Technical Response to Herringtons prepared by Delta Simons.
- Drainage Strategy PL06 prepared by Eireng.
- C002-P6 Site Levels Layout prepared by Eireng.
- C004-P6 External Drainage Layout.
- Arboricultural Impact Assessment prepared by Delta Simons.
- Arboricultural Method Statement prepared by Delta Simons.
- Foundations Work Risk Assessment prepared by Delta Simons.
- Ecological Appraisal prepared by Delta Simons.
- Biodiversity Net Gains Metrics prepared by Delta Simons.
- Landscape and Visual Appraisal Report prepared by Enplan.
- Landscape Management Plan prepared by Enplan.
- Landscape Planting Plan rev E prepared by Enplan.
- Dust Management Plan prepared by TetraTech.
- Transport Emissions Mitigation Plan prepared by TetraTech.
- Construction Environmental Management Plan dated 9 September 2021 prepared by ISG.
- Archaeological Written Scheme of Investigation prepared by RPS.
- Transport Assessment prepared by Vectos.

The updated pack submitted incorporates the following design changes:

- Green walls on north and west elevations of van storage deck with the remainder of the west elevation to be clad in wood finish
- Revised internal circulation route for vans along western side of site and adjacent to loading area
- Revised canopy location and design for van loading area
- Inclusion of a door onto the roof canopy from mezzanine for maintenance
- Amended pedestrian walkway from van storage deck to warehouse
- Updated Root Protection Area as advised by project arboriculturalist
- Tweaks to landscaping reflecting site layout changes

We note that Arun District Council will be reconsulting key parties on the revised information submitted, especially that which responds to comments provided by statutory consultees and interested parties. As discussed previously we are seeking to secure a shovel ready consent without any pre-commencement conditions being imposed that would delay a start on site. We would be grateful if key statutory consultees could confirm that any necessary planning conditions could be structured on a compliance basis to capture the revised information submitted.

For ease of reference, the below documents have been prepared for specific consultees and parties, who are also likely to benefit from reviewing the wider pack of information submitted, including the updated site layout:

- Flood Risk Assessment, Drainage Strategy and technical response to **Herrington Consulting Ltd and Engineering Services Manager (Drainage Engineers) (Arun District Council)**.
- Dust Management Plan and Emissions Mitigation Statement prepared by TetraTech in response to the **Environmental Health Officer (Arun District Council)**.
- Construction Environment Management Plan prepared by ISG in response to **West Sussex County Council Highways and Environmental Health Officer**.
- Landscape Visual Impact Assessment prepared by Delta Simons in response to the **Greenspace Officer (Arun District Council)**.
- Updated Ecology Report and Biodiversity Net Gains Assessment in response to the **Council Ecologist, Arun District Council Greenspace Officer, Aldingbourne Parish Council and Bognor Regis Regeneration Board**.
- Landscaping details in response to the **Greenspace Officer (Arun District Council)**;
- Drainage Response to Herringtons prepared by Delta Simons and EirEng in response to **Herrington Consulting Ltd**;
- M&E Plan – Fire Hydrants prepared by KTA in response to **West Sussex Fire and Rescue Service**;
- Archaeological Written Scheme of Investigation prepared by RPS in response to the **Archaeology Advisor (Arun District Council)**;

For ease of reference, please see the below table setting out the up to date list of planning drawings:

DRAWING TITLE	ORIGINAL DRAWING REFERENCE	UPDATED DRAWING REFERENCE
Site Location Plan	21023 - ASA - V0 - XX - DR - A - PL01 - (S2 – P4)	N/A
Existing Site Plan	21023 - ASA - V0 - XX - DR - A - PL02 - (S2 - P1)	N/A
Existing Site Plan - Flood Compensation Area	21023 - ASA - V0 - XX - DR - A - PL19 - (S2 - P1)	N/A

Existing Site Sections	21023 - ASA - V0 - XX - DR - A - PL26 - (S2 - P1)	N/A
Proposed Site Plan	21023 - ASA - V0 - XX - DR - A - PL03 - (S2 - P3)	21023 - ASA - V0 - XX - DR - A - PL03 - (S2 - P7)
Proposed Block Plan	21023 - ASA - XX - XX - DR - A - PL18 - (S2 - P1)	21023 - ASA - XX - XX - DR - A - PL18 - (S2 - P5)
Proposed Warehouse Ground Floor Plan	21023 - ASA - V1 - P0 - DR - A - PL04 - (S2 - P2)	21023 - ASA - V1 - P0 - DR - A - PL04 - (S2 - P5)
Proposed Warehouse First Floor Plan	21023 - ASA - V1 - P1 - DR - A - PL05 - (S2 - P2)	21023 - ASA - V1 - P1 - DR - A - PL05 - (S2 - P6)
Proposed Warehouse Plant Deck	21023 - ASA - V1 - P2 - DR - A - PL06 - (S2 - P2)	21023 - ASA - V1 - P2 - DR - A - PL06 - (S2 - P5)
Proposed Warehouse Roof Plan	21023 - ASA - V1 - P3 - DR - A - PL07 - (S2 - P2)	21023 - ASA - V1 - P3 - DR - A - PL07 - (S2 - P6)
Proposed Warehouse Elevations	21023 - ASA - V1 - XX - DR - A - PL08 - (S2 - P3)	21023 - ASA - V1 - XX - DR - A - PL08 - (S2 - P6)
Proposed Warehouse Sections	21023 - ASA - V1 - XX - DR - A - PL09 - (S2 - P2)	21023 - ASA - V1 - XX - DR - A - PL09 - (S2 - P6)
Proposed Van Deck GF Plan	21023 - ASA - V2 - V0 - DR - A - PL10 - (S2 - P3)	21023 - ASA - V2 - V0 - DR - A - PL10 - (S2 - P5)
Proposed Van Deck Upper Level Plans	21023 - ASA - V2 - XX - DR - A - PL11 - (S2 - P2)	21023 - ASA - V2 - XX - DR - A - PL11 - (S2 - P5)
Proposed Van Deck Elevations	21023 - ASA - V2 - XX - DR - A - PL12 - (S2 - P4)	21023 - ASA - V2 - XX - DR - A - PL12 - (S2 - P7)
Proposed Van Deck Sections	21023 - ASA - V2 - XX - DR - A - PL13 - (S2 - P4)	N/A
3D Views	21023 - ASA - V0 - XX - DR - A - PL14 - (S2 - P4)	21023 - ASA - V0 - XX - DR - A - PL14 - (S2 - P8)
3D Street Views	21023 - ASA - XX - XX - DR - A - PL16 - (S2 - P3)	21023 - ASA - XX - XX - DR - A - PL16 - (S2 - P5)
Proposed Site Sections	21023 - ASA - V0 - XX - DR - A - PL15 - (S2 - P4)	21023 - ASA - V0 - XX - DR - A - PL15 - (S2 - P7)
Flood Compensation Area	21023 - ASA - XX - XX - DR - A - PL17 - (S2 - P1)	N/A
Proposed Boundary Details	21023 - ASA - V0 - XX - DR - A - PL20 - (S2 - P1)	N/A
Proposed Ancillary Structures Sheet 1	21023 - ASA - V0 - XX - DR - A - PL21 - (S2 - P2)	21023 - ASA - V0 - XX - DR - A - PL21 - (S2 - P5)
Proposed Ancillary Structures Sheet 2	21023 - ASA - V0 - XX - DR - A - PL22 - (S2 - P2)	21023 - ASA - V0 - XX - DR - A - PL22 - (S2 - P5)
Proposed Sprinkler Tanks & Pump House	21023 - ASA - V0 - XX - DR - A - PL23 - (S2 - P2)	21023 - ASA - V0 - XX - DR - A - PL23 - (S2 - P5)
Proposed Waste Platform	21023 - ASA - V0 - XX - DR - A - PL24 - (S2 - P2)	21023 - ASA - V0 - XX - DR - A - PL24 - (S2 - P4)
Proposed Guard Shack	21023 - ASA - V0 - XX - DR - A - PL25 - (S2)	N/A

We trust the information submitted addresses the specific comments raised during the consultation period and that the changes to the design are considered to be acceptable. We look forward to



receiving confirmation of receipt of the above documents and this letter. Should you wish to discuss any aspect of the application then please do not hesitate to contact me.

Yours sincerely,



Alex Cole BSc MSc (MRTPI)
Associate
DWD LLP

