

Planning Compliance Statement

Reserved Matters

Land at Oldlands Farm, Newlands Road, Bognor Regis

February 2025

Turley

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1. Introduction

1.1 This Planning Compliance Statement has been prepared by Turley on behalf of Panattoni / RI OLDLANDS JV LIMITED to accompany a reserved matters submission on land at Oldlands Farm, Newlands Road, Bognor Regis.

1.2 The reserved matters submission is made pursuant to condition 1 of outline planning permission reference BE/150/22/OUT, granted by Arun District Council on 5th October 2023. Outline permission was granted based on the following description of development:

"Outline planning application with all matters reserved except access for the demolition of existing derelict building and erection of up to 18,580sqm of new industrial/warehouse (Use Class B2/B8) and ancillary offices (Use Class E (g)) floorspace."

1.3 Condition 1 of the outline permission states that:

"The permission hereby granted is an outline permission under s92 of the Town and Country Planning Act 1990 (as amended). An application for the approval of the Local Planning Authority for the following reserved matters (or part thereof under each phase or sub-phase of the development) must be made not later than the expiration of 3 years beginning with the date of this permission:-

(a) Layout;

(b) Scale;

(c) Appearance; and

(d) Landscaping."

1.4 The reserved matters submission is for the entirety of the development comprising three units in B2 and/or B8 use class, with ancillary office provision, associated service yards, parking landscaping, and sustainable drainage system. The following description of development covers the reserved matters outlined in condition 1:

"Reserved Matters submission comprising layout, scale, appearance and landscaping pursuant to condition 1 of outline permission ref. BE/150/22/OUT comprising three units within Class B2 and/or B8 of the Use Classes Order (including ancillary office provision) with associated enabling works, parking, landscaping and sustainable drainage system. Vehicular access off Newlands Road as approved in the outline planning permission."

1.5 The outline permission has established the principle of development and the extent, nature and broad location of the uses. Details of the access junction on to Newlands Road were also approved as part of the outline permission.

1.6 This submission follows pre-application engagement with Arun planning officers in November 2024 – January 2025 (Reference No: PAA/98/24/, response dated 29th January 2025). The pre-application considered the layout, appearance, scale, landscape

and parking provision, alongside specific questions raised by the Applicant which are discussed further below.

- 1.7 In addition non-material amendments (NMAs) are sought alongside this Reserved Matters submission in relation to:
 - Revised access arrangement whereby HGV traffic as well as vehicular traffic would access and egress, as well a continuation of the spur road which provides a series of access and egress points to the respective yards and parking facilities; and
 - Update the plans listed under Condition 3 of the outline planning permission, which referenced the wrong drawing number against the Location Plan. The non-material amendment simply seeks to rectify this amendment and list the correct plan reference for the Location Plan - P01001.
- 1.8 The progression of these amendments through an NMA submission has been agreed with Officers through pre-application engagement (response dated 29th January 2025). It is understood that the NMA will be approved in the statutory 28-day timeframe, and therefore in advance of determination of the Reserved Matters.
- 1.9 To cater for differences in the parking requirements between Class B2 and Class B8 uses, this application includes proposals for both a B2 and a B8 parking layout. As each unit has its own dedicated parking, it is envisaged that a mix of the B2 and B8 layouts could be implemented. This would be provided that, for each unit, the relevant layout is implemented in full. The applicant welcomes a condition ensuring that each unit operates in either B2 or B8 use and the relevant layout is implemented for the purpose of that individual unit.
- 1.10 Finally, a full application for a small area of land to the south east of the site is submitted in parallel to the Reserved Matters submission. The extent of the boundary on Location Plan P01001 results in a short strip between the Rolls Royce site to the east and the proposed site, outside of either permission, but remaining within the Applicant's land interest.
- 1.11 Whilst the proposed layout as submitted demonstrates how the service yard and car parking area for Unit 1 works within the approved outline permission red line boundary and works practically from an operational perspective (i.e. it stands on its own merit), a more logical layout would 'square off' the service yard.
- 1.12 The pre-application response confirms that officers would accept full application seeks planning permission to square off the service yard and that this would be determined in tandem with the Reserved Matters. This full application is therefore submitted separately to the Reserved Matters.
- 1.13 This submission is accompanied by the following documents which, together with the submission drawings, should be read in conjunction with this Planning Compliance Statement:

Application Forms	Dated February 2025
CIL Form	Dated February 2025

Cover Letter	Dated February 2025
Design and Access Statement	Ref. 23361
Site Location Plan	Dwg. No. 0503 P01
Proposed Site Layout Plan	Dwg. No. 0601 P01
External Fencing & Protection Details	Dwg. No. 0701 P02
External Surfaces Plan	Dwg. No. 0702 P02
External Samples Board	Dwg. No. 1310.P02
Cycle Shelter Details	Dwg. No. 0703 P02
Ancillary Building Details	Dwg. No. 0704 P02
Unit 1 Building Layout	Dwg. No. 1001 P01
Unit 1 Office Layout	Dwg. No. 1002 P01
Unit 1 Roof Layout	Dwg. No. 1003 P01
Unit 1 Warehouse Section	Dwg. No. 1101 P01
Unit 1 Elevations	Dwg. No. 1302.P03
Units 2 & 3 Building Layouts	Dwg. No. 1021 P01
Units 2 & 3 Office Layouts	Dwg. No. 1022 P01
Units 2 & 3 Roof Layout	Dwg. No. 1024 P01
Units 2 & 3 Elevations	Dwg. No. 1302.P03
Units 2 & 3 Warehouse Section	Dwg. No. 1121 P01
EV Charging Provision	Dwg. No. 0602 P01
Detailed Planting Plan Sheet 1 of 2	Dwg. No. 2380-24-02 C Rev 03
Detailed Planting Plan Sheet 2 of 2	Dwg. No. 2380-24-03 C Rev 03
Landscape Works Maintenance and Management Proposals	Ref. 2380/24/RP01
Finished Levels	Dwg. No. 243912-BWB-EXT-XX-D-C-0600 S1 P01
Earthworks Strategy	Dwg. No. 243912-BWB-EXT-XX-D-C-0600 S1 P01
Topsoil Strategy	Dwg. No. 243912-BWB-EXT-XX-D-C-0631 S1 P01
Transport Technical Note	Ref. HTp/24102/TN/01/A
Travel Plan	Ref. HTp/24102/TP/01
Technical Note – BREEAM Assessment	Ref. HTp/24102/TN/02
Technical Note 03 – Tra 01 and Tra 02 Checklists	Ref. HTp/24102/TN/03
Noise Impact Assessment	Ref. M5350 v.5
External Lighting Report	Ref. 240907 Rev. P02

1.14 The Planning Compliance Statement is structured as follows:

- **Section 2** of this Statement summarises the site location and its context, and details some of the key constraints;
- **Section 3** provides further relevant details of the outline permission, and other relevant applications;

- **Section 4** details the relevant development plan and national policy and guidance context.
- **Section 5** details of the reserved matters, and their consistency with the approved plans listed in condition 3 of the outline permission, with reference to the supporting plans and information where necessary.
- **Section 6** provides a summary of the key material considerations. This includes details of the layout, building heights, elevations, open space and parking.
- **Section 7** provides a summary. It concludes that the proposals will create a high quality development in compliance with the outline planning permission.

2. The Site and Context

- 2.1 The site is 5.2ha of predominately flat arable agricultural land. Its edges are defined by varying boundary treatments including wooden fencing, planting, trees and some open boundaries.
- 2.2 The site's immediate context is that of industrial, retail, commercial and agricultural uses.
- 2.3 The site falls within the Oldlands Farm employment allocation (under policy EMP SP3 of the Arun Local Plan). To the north of the application site is a Lidl supermarket whilst to the north-east is the Rolls Royce Technology and Logistics Centre. Further north, permission has been granted for warehouse and van storage. To the south east sits Oldlands Farm Cottages.
- 2.4 Figure 2.1 outlines the site within its surrounding context:

Figure 2.1: Site and Surrounding Context



2.5 The site is entirely situated within Flood Zone 1 (low probably of fluvial and coastal flooding). However, small parts of the site have a low to medium risk of surface water flooding.

3. The Outline Planning Permission

3.1 Outline application was submitted in December 2022, and permission was granted on 5th October 2023 under reference BE/150/22/OUT for:

“Outline planning application with all matters reserved except access for the demolition of existing derelict building and erection of up to 18,580sqm of new industrial/warehouse (Use Class B2/B8) and ancillary offices (Use Class E (g)) floorspace”

3.2 A signed Section 106 agreement accompanied the planning permission which contains several obligations and financial contributions:

- Highways contribution towards improvements to the A29 Shripney Road and A259 Oldlands Way roundabout.
- Travel Plan and monitoring contribution.

3.3 The permission approved 18,580 sqm (GIA) of floorspace within Use Classes B2 and B8.

3.4 Condition 3 lists the approved plans:

- Location Plan - Drawing no. P01001 (as sought for approval through the NMA)
- Proposed Access - Highgate Transportation - Drawing ref. 24102/01 Sheet 1 of 5 (as sought for approval through the NMA)
- Proposed Access Visibility Splays - Highgate Transportation - Drawing ref. 24102 TR/03 (as sought for approval through the NMA)

3.5 These plans, and the subsequent non-material amendment to the approved Location Plan drawing reference and the proposed access plans, have provided an important reference for the preparation of these reserved matters. They are for all intents and purposes the parameters of the outline application.

3.6 Condition 27 requires that the details of the buildings submitted in relation to scale and design pursuant to Condition 1 shall ensure that the development not exceed a maximum height of 15.74m above ground level or 19.232m Above Ordnance Datum (AOD).

3.7 Section 6 of this Statement sets out how these reserved matters are consistent with this requirement.

3.8 The plans and report associated with this submission, including the Planning Compliance Statement, also satisfies the requirements of the following conditions, for which a separate discharge of condition has been made alongside the reserved matters:

- Condition 4 – Materials and Finishes for Externals
- Condition 5 – EV Charging Provision
- Condition 6 – Predicted Energy Demands

- Condition 7 – Landscaping and Layout Particulars
- Condition 13 – External Lighting
- Condition 18 – Biodiversity Enhancement Strategy
- Condition 19 – LEMP
- Condition 21 – Foul Drainage System
- Condition 22 – SUDS details
- Condition 23 – discharge flows to watercourse
- Condition 24 – SUDS maintenance and management
- Condition 10 – Unexpected Contamination
- Condition 17 – Construction Environmental Management Plan
- Condition 26 – Employment and Skill Plan

4. Reserved Matters Details

- 4.1 In accordance with the requirements of condition 1 of the outline permission, this reserved matters submission provides full details of the layout, appearance, landscaping and scale the development comprising 18,580sqm (GIA) of Use Class B2/B8 and ancillary office floorspace.
- 4.2 This section provides an over-arching description of each of the reserved matters. Full details can be found within the submitted drawings.
- 4.3 The submitted Design and Access Statement sets out how the proposals conform to the outline planning permission parameters and should be read alongside this Planning Compliance Statement.

Layout

- 4.4 An Illustrative Layout plan formed part of the outline application. The Reserved Matters layout builds on these concepts.
- 4.5 The Masterplan comprises three units of varying floorspace, totalling 199,999 sqft / 18,580 sqm (GIA). All units comprise Use Class B2 and/or B8 and include ancillary office provision. The key characteristics of each unit is set out in Table 4.1 below:

Masterplan	
Total Floorspace	30,453sqft / 2,837sqm
Warehouse Area	27,481 sq ft / 2,553 sqm
Office Area	3,053 sq ft / 284 sqm
<hr/>	
Level Access Door	4
Car Parking Space	36
Cycle Parking Space	10
<hr/>	
Total Floorspace	111,137sq ft / 10,325sqm
Warehouse Area	104,278 sq ft / 29,688 sqm
Office Area	6,859 sq ft / 637 sqm
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Level Access Doors	2
Dock Loading Doors	12
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Car Parking Spaces	106
Cycle Parking Spaces	40
	
Total Floorspace	58,328sqft / 5,419sqm
Warehouse Area	54,399 sq ft / 5,054 sqm
Office Area	3,929 sq ft / 365 sqm
Level Access Doors	1
Dock Loading Doors	3
Car Parking Spaces	58
Cycle Parking Spaces	20

- 4.6 The scheme will have a site density of 40%.
- 4.7 The outline application approved a single point of vehicular access off Newlands Road. The NMA sought under a separate cover seeks a revised access arrangement off Newlands Road and the reserved matters submission reflects this revision.
- 4.8 The layout of the three units has been orientated to maximising the efficiency of land use and the approved access road and servicing into the site.
- 4.9 The ancillary office elements for each unit are positioned to be viewed on the approach from the main roads, with an active frontage overlooking the public realm.
- 4.10 Units 2 and 3 are combined in one building, whilst Unit 1 is standalone.
- 4.11 Significant space is provided around the building for necessary vehicle loading manoeuvres, with integrated parking, vehicle storage and soft landscaping schemes to be implemented. The sizes of these areas are derived from the needs of the end user. The HGV yard is dimensioned to accommodate modern articulated vehicles and their turning circles.
- 4.12 Car parking is strategically located adjacent to the office entrances and are segregated from the service yard, providing easy access for employees.
- 4.13 Pedestrian footways are provided throughout the site, linking Newlands Road to each unit with a dedicated footway and pedestrian crossings where needed.

Scale

4.14 Condition 27 states that the development will not exceed a maximum height of 15.74m above ground level or 19.232m Above Ordnance Datum (AOD).

4.15 The units comprise a steel-framed, single storey warehouse which is sized to suit the operational requirements of potential occupiers. The building is designed as a standard portal frame to allow maximum flexibility in design for the end users operation,

4.16 The heights of the units are as follows:

- Unit 1: 10m clear height to the underside of the haunch / 12.627m ridge height above ground level

Unit 2 and 3: 12.5m clear height to the underside of the haunch / 15.472m ridge height above ground level

4.17 The units are in accordance with Condition 27. The above heights are highlighted on the submitted elevations (the red dashed lines indicate the proposed height, the green dashed line indicate the outline permission parameters/ glass ceiling) for ease of review.

Appearance

4.18 The proposed units represent a high quality industrial commercial design that integrate well with their surrounding context, which comprises predominantly employment uses. Varying cladding materials are proposed to add visual interest and break up the building massing. Horizontal cladding is used to accentuate the linear form of the warehouse to lower the perceived height of the building.

4.19 The material palette comprises neutral colours (anthracite, white, grey and black colours). Stronger accent colours have been used in specific locations to promote brand identity, whilst being in-keeping with the material palette. The materials themselves offer longevity and durability, therefore retaining the high quality appearance.

4.20 The pre-application response noted that "*The extent of anthracite cladding as proposed is considered inappropriate especially on the western elevation of Units 2 and 3. Consideration should be given to replacing the anthracite (RAL 7016) panels with metallic silver (RAL 9006) to better reflect the existing character of the site with anthracite used as an accent colour. Subject to this change in the materials for the elevations officer's would raise no objection to the appearance of the units.*"

4.21 In direct response to this feedback, the elevation colour palette has been updated to provide further visual variation for the three units. The larger areas of anthracite cladding has been further broken down by the introduction of graduated greys, which maintains the desired aesthetic whilst reducing the visual impact for the taller parts of the building. A reduced colour cladding variation is proposed for Unit 100, as the smaller unit.

- 4.22 The active frontage with the ancillary offices fronting onto the public realm seeks to improve the visual quality of the environment and will help to present an interesting and aesthetically pleasing approach to the development.
- 4.23 Signage for the units will complement the design, positively contributing to the identity and character of the development, a separate advertisement consent will be secured in due course.

Landscaping

- 4.24 Full details of both the soft and hard landscaping are submitted as part of the Reserved Matters submission, in accordance with Condition 7.
- 4.25 The site contains no existing trees or vegetation, and there is sparse existing boundary vegetation/treatments. The units have been positioned to allow for boundary planting as much as possible.
- 4.26 The proposals include significant landscaping to the boundaries of the site, specifically to the western, northern and south-eastern corners of the site. In addition, planting is proposed to be dispersed within the site to break up the overall mass of development.
- 4.27 The landscape proposals as shown on dwg. nos. 02 Rev 03 and 03 Rev 03 illustrating new tree and shrub planting within the site boundary, including a continuous new hedgerow proposed around the periphery of the units. New grassland and wildflower seeded areas, along with other planted species, are proposed to the site boundaries.
- 4.28 A landscaped earth bund is proposed in the south eastern corner of the site, to mitigate potential impacts arising from Unit 1 to the closest residential property Oldlands Farm Cottage, as recommended in the submitted Noise Assessment. This also provides a visual screen to the development.
- 4.29 The submitted landscaping plans demonstrate the proposed planting scheme for the bund.
- 4.30 A Landscape Works Maintenance and Management Proposal is also submitted with the submission, comprising details of the long term maintenance and management of the proposed landscaping.

5. Planning Policy Context

5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that a determination of a planning application must be made in accordance with the development plan unless material considerations indicate otherwise.

5.2 In this instance, this reserved matters submission is pursuant to the approved outline permission. This permission represents the primary consideration in determining the reserved matters. However, it is still relevant to have regard to consider the development plan, which in this instance comprises:

- Arun Local Plan 2011-2031 (adopted 2018)

Arun Local Plan 2011-2031 (adopted 2018)

5.3 The key policies relevant to the proposal are set out below.

5.4 Policy SD SP1 (Strategic Approach) – sets out how the District are to provide for the economic needs of the community by allocating circa 75 hectares of employment land to meet the needs and aspirations for the District. This includes the Strategic Employment Land Allocation of Oldland's Farm.

5.5 Policy GI SP1 (Green Infrastructure and Development) – states all major development must be designed to protect and enhance existing Green Infrastructure assets, and the connections between them, in order to ensure a joined up Green Infrastructure Network. The Green Infrastructure Network must be protected from light pollution to ensure that areas defined by their tranquillity are protected from the negative effects of light in development.

5.6 Policy EMP SP1 (Economic Growth) - The Council will encourage sustainable growth of the Districts economy to meet the needs of various sectors and support the regeneration of Bognor Regis and Littlehampton. The policy identifies measures to encourage sustainable growth and support regeneration of these two main towns.

5.7 Policy EMP SP3 (Strategic Employment Land Allocations) – SP3 identifies the Strategic Employment Land Allocations and emphasises the importance of these allocations in the District for providing employment and lists a number of objectives of these allocations. The application site is in part of these Strategic Employment Land Allocations - Oldland's Farm.

5.8 Policy EMP DM1 (Employment Land: Development Management) - Where appropriate the Council will require the provision of a range of unit sizes including small and medium sized business units and live-work units in new economic development and mixed-use sites to ensure the needs of businesses are met.

5.9 Policy EMP DM2 (Enterprise Bognor Regis) - The areas constituting Enterprise Bognor Regis, identified as sites 1-4 of the Strategic Employment Land Allocation, are allocated to promote economic growth in Bognor Regis and the wider Coastal West Sussex sub-

region. A phased mix of B1, B2 and B8 uses will be supported where the following are addressed:

- Suitable Transport Assessment and Travel Plan;
- Appropriate flood mitigation works;
- Connection to the existing sewerage system off site at the nearest point of adequate capacity;
- Suitable habitat assessment, and mitigation measures where necessary to ensure no overall loss of biodiversity;
- High standard of design and landscaping to maximise gateway location of the sites.

5.10 Policy D SP1 (Design) - Major development should be accompanied by a Design and Access Statement.

5.11 Policy D SP2 (Aspects of Form and Design of Quality) - With respect to crime prevention, regard shall be had in particular to the document 'Secured by Design' and the 'Safer Places - The Planning System and Crime Prevention'. All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals. Development should also comply with the Arun District Council Design Guide.

5.12 Policy ECC SP2 (Energy and Climate Change Mitigation) – All new commercial development will be expected to be energy efficient and to demonstrate how they will achieve energy efficiency measures, promote energy efficiency, and incorporate decentralised, renewable and low carbon energy supply systems. All major developments(47) must produce 10% of the total predicted energy requirements from renewable or low carbon energy generation on site, unless it can be demonstrated that this is unviable.

5.13 Policy T SP1 (Transport and Development) - Incorporate appropriate levels of parking in line with West Sussex County Council guidance on parking provision and the forthcoming Arun Design Guide. Is supported by an effective and deliverable Transport Assessment which demonstrates that the transport effects of development on the local and strategic road network can be satisfactorily mitigated and a Travel Plan, which is effective and deliverable.

5.14 Policy T DM1 (Sustainable Travel and PROW) - Make provision for cycling and pedestrian facilities to meet the County Council Parking Standards, including cycle storage, convenient and secure cycle parking in association with retail and educational uses and sufficient secure parking and changing/showering facilities at places of work.

5.15 Policy ENV DM5 (Development and Biodiversity) - Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse

impacts on existing habitats (whether designated or not). Where there is evidence of a protected species on a proposed development site, planning applications shall include a detailed survey of the subject species, with details of measures to be incorporated into the development scheme to avoid loss of the species.

5.16 Policy W DM3 (SUDS) - Proposals for both major and minor development proposals must incorporate SUDS within the private areas of the development in order to provide source control features to the overall SUDS design. Proposals for major development must also integrate SUDS within public open spaces and roads, reflecting discussion with the appropriate bodies.

5.17 Policy WM DM1 (Waste Management) - Proposals for development anticipated to cost over £300,000 must identify the volume and type of materials to be demolished and/or excavated as part of the development. Opportunities for the re-use and recovery of materials on site must be demonstrated and off-site disposal of waste must be minimised and managed.

5.18 Policy QE DM1 (Noise Pollution) - Developers proposing new noise generating development must seek advice from an early stage to determine the level of noise assessment required. Proposals will need to be supported by:

- a. Evidence to demonstrate that there are no suitable alternative locations for the development.
- b. A noise report which provides accurate information about the existing noise environment, and the likely impact of the proposed development upon the noise environment. The report must also demonstrate that the development meets appropriate national and local standards for noise, as set out in Annex 1 of the Planning Noise Advice Document: Sussex, and any mitigation measures required to ensure noise is managed to an acceptable level.
- c. Evidence to demonstrate that the development will not impact upon areas identified and valued for their tranquillity, including Gaps Between Settlements which are important to the enjoyment of Arun's countryside, its habitats and biodiversity.

5.19 Policy QE DM2 (Light Pollution) - Planning permission for proposals which involve outdoor lighting must be accompanied by a lighting scheme prepared according to the latest national design guidance and relevant British Standards publications.

Neighbourhood Plan

5.20 The site falls within the Bersted Neighbourhood Plan 2014-29 area (made on 5th November 2014). The following policies are relevant:

- ES1; Design of new development
- ES4: Buildings and structures of character
- ES5: Building design
- ES8: Renewable energy

- GA1: Pedestrian and Cycle Connections
- EE1: Business expansion
- EE2: Retention of employment uses

Supplementary Planning documents

- Arun District Design Guide Update Adopted 20 February 2024
- Parking standards SPD (January 2020)

Other Relevant Policy Considerations

National Policy and Guidance

5.21 The National Planning Policy Framework (the Framework (2024)) establishes policy at a national level around plan-making and decision-taking in relation to planning applications. This is supported by the Planning Practice Guidance.

5.22 The following key paragraphs are considered to be of relevance to the determination of this application:

- Paragraphs 7 – 11 (Presumption in favour of sustainable development)
- Paragraphs 39, 40, 48 (Decision-making)
- Chapter 6 (Building a strong and competitive economy)
- Paragraphs 109, 116 and 118 (Promoting Sustainable Transport)
- Paragraph 124 and 129 (Making effective use of land)
- Paragraphs 131 and 135 (Achieving Well-Designed Place)
- Chapter 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change)
- Paragraphs 181, 182, 187 and 198 (Conserving and enhancing the natural environment)

Planning Practice Guidance

5.23 The Planning Practice Guidance (PPG) is a web-based resource which provides further guidance and support on a variety of planning matters. It was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars which had previously provided guidance on many aspects of planning. The PPG confirms how a number of the Framework's planning policies are expected to be applied.

Arun Local Plan Review

5.24 Arun are preparing a new Local Plan. A Regulation 18 consultation was undertaken between March-May 2024. This did not identify any specific uses of land, potential development sites or draft policies as this will be done through a later stage of the Local Plan process.

5.25 The current LDS (adopted July 2023) states the following timetable for further Local Plan stages:

- Reg 18 (2) Draft DPD consultation - Spring/Summer 2025
- Regulation 19 Publication consultation - Spring 2026
- Reg 22 Submission - Summer 2026
- Examination - Autumn 2026
- Inspector's Report Received - Winter 2026
- Adoption - Winter 2026

Community Infrastructure Levy

5.26 Arun District Council adopted its charging schedule in January 2020.

5.27 All strategic development sites allocated within the Local Plan are required to pay section 106 rather than CIL. This Site is designated as a strategic development site and therefore CIL is not applicable to this proposal.

6. Assessment of Reserved Matters Proposals

6.1 This section addresses other key planning considerations raised by this reserved matters submission, and also considers how the proposal complies with the requirements of the outline planning permission.

Use

6.2 The outline permission granted consent for Use Class B2/B8 and ancillary office floorspace. Condition 20 restricts the proposed development to these uses.

6.3 The Reserved Matters submission is compliant with this condition and the outline planning permission, as per the details set out in Section 4 above.

Layout, Design and Scale

6.4 Policy D SP1 'Design' of the Local Plan states development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

6.5 Policy D DM1 'Aspects of form and design quality' states the Council will have regard to character, appearance, innovation, adaptability, crime prevention, public realm, layout and scale when considering development proposals.

6.6 Policy QE SP1 'Quality of the environment' states all development must contribute positively to the quality of the environment.

6.7 The accompanying Design and Access Statement (DAS) details the design process, building on the concepts presented at the outline planning application stage. The layout demonstrates a site density of 40%, seeking to make efficient use of land for B2/B8 uses as approved in the outline planning permission, whilst providing an appropriate layout with ample green infrastructure for landscaping and biodiversity.

6.8 As noted in Section 4 above, varying cladding materials are proposed to add visual interest and break up the building massing. Horizontal cladding is used to accentuate the linear form of the warehouse to lower the perceived height of the building, incorporating louvred cladding to assist with concealing internal plant and associated intake / extract ducting. The use of glazing adds transparency to the facade and offer some form of natural surveillance.

6.9 The material palette comprises neutral colours (anthracite, white, grey and black colours). Stronger accent colours have been used in specific locations to promote brand identity, whilst being in-keeping with the material palette. The materials themselves offer longevity and durability, therefore retaining the high quality appearance.

6.10 The main warehouses are proposed to be clad in a mixture of vertical and horizontal profiled metal cladding, with lighter colours to higher elements of the building to assist in reducing the perceived height.

- 6.11 In direct response to pre-application feedback, the elevation colour palette has been updated to provide further visual variation as detailed in Section 4. This has sought to break up the darker visual appearance of the units to graduate the darker cladding areas.
- 6.12 The active frontage with the ancillary offices fronting onto the public realm seeks to improve the visual quality of the environment and will help to present an interesting and aesthetically pleasing approach to the development.
- 6.13 Signage for the units will complement the design, positively contributing to the identity and character of the development.
- 6.14 The DAS also details the design process for the internal layout of the units, and crime prevention considerations.
- 6.15 The proposals are therefore demonstrated to be in accordance with Local Plan Policies D SP1, D DM1 and QE SP1.

Compliance with Outline Planning Permission

- 6.16 Condition 4 requires a schedule of materials and finishes to be used for external walls (and roofs) of the proposed building(s) have been submitted to and approved by the Local Planning Authority.
- 6.17 Condition 15 requires the proposed location of the required fire hydrants to be submitted.
- 6.18 Condition 27 restricts the development to not exceed a maximum height of 15.74m above ground level, or 91.232m AOD.
- 6.19 The proposals comply with the requirements of the outline planning permission.

Landscaping

- 6.20 Policy LAN DM1 'Protection of landscape character' states development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas.
- 6.21 Policy ENV SP1 'Natural Environment' states the Council will promote, where possible, the creation of new areas for habitats and species.
- 6.22 The existing site is predominantly an arable field with minimal existing vegetation. The outline planning permission approved the principle of B2/B8 uses on the site, and the Reserved Matters details seeks to make efficient use of land. Detailed Planting Plans accompany the Reserved Matters submission, which demonstrate the proposed planting scheme seeks to enhanced green infrastructure throughout the site, notably strengthening the site boundaries.
- 6.23 In addition to the high-quality design of the proposed units and considered layout design, the accompanying planting plans seek to provide an attractive setting for the B2/B8 uses, as a visual betterment to the existing site.

- 6.24 New planting comprises a variety of trees, thicket mix planting, variety of hedgerows and shrubs and various grass mixes. Planting is proposed both within the plot demises, and on site boundaries.
- 6.25 A 3m high earth bund is proposed in the south east corner of the site, adjacent Oldlands Farm Cottages. The Detailed Planting Plan Sheet 2 illustrates the proposed planting scheme for the bund, for which species have been selected giving consideration to the profile of the bund.
- 6.26 In addition to its visual impact, the proposed planting scheme will also provide biodiversity benefits for both habitats and species (this is discussed further below in relation to ecology).
- 6.27 The proposals are therefore demonstrated to be in accordance with Local Plan Policies LAN DM1 and ENV SP1.

Compliance with Outline Planning Permission

- 6.28 Condition 7 requires the Reserved Matters submission to include:
 - i. Details of all existing trees and hedgerows on the land, showing which are to be retained and which removed;*
 - ii. Details of the positions, height, design, materials and type of boundary treatment to be provided;*
 - iii. Details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree;*
 - vi. The detailed landscape design for the development including the layout and design of the public realm within the development.*
- 6.29 As discussed above, the Reserved Matters submission pack comprises the above details.
- 6.30 Condition 8 requires all the existing trees/bushes/hedges to be retained on the site have been protected in accordance with a scheme submitted to the Local Planning Authority, prior to any commencement on site.
- 6.31 There is no existing trees/bushes/hedges within the red line application boundary and therefore no details can be submitted relative to this condition. The Detailed Planning Plans submitted show only proposed vegetation, given the absence of any existing vegetation to be retained.
- 6.32 The proposals comply with the requirements of the outline planning permission.

Other Considerations

Highways

6.33 Policy T SP1 'Transport and Development' states the Council will ensure that development: provides safe access on to the highway network; contributes to highway improvements and promotes sustainable transport.

6.34 Policy T DM1 'Sustainable Travel and Public Rights of Way' states new development must ensure ease of movement, prioritising safe pedestrian and cycle access to the green infrastructure network and access to public transport and community transport services where a need has been identified.

6.35 A Transport Technical Note prepared by Highgate Transport accompanies the Reserved Matters submission (ref. HTp/24102/TN/01/A).

Access

6.36 The outline planning permission approved the access point to the site, therefore the safety of the access onto the network was considered at the outline stage. The aforementioned NMA seeks to undertake de minimis modifications to the spine road junction with Newlands Road to the western radius, relaxing to 8.0 metres and providing central hatching. This enables a HGV to enter the spine road, while another vehicle is waiting to leave. It is not proposed to make any modifications to the eastern radius.

6.37 The proposed access arrangements for the three units are also shown in drawing HTp/24102/01. The access road is between 6.7 to 7.3 metres wide with a 3.0 metre wide shared pedestrian/cycle path provided on the western side of the carriageway, and a 2.0 metre wide footway on the eastern side.

6.38 Tracking drawings for a 16.5m long HGV (considered to be the largest vehicle to visit the site) is shown on the accompanying drawings at Appendix 5 of the Technical Note. Internal access visibility splays of 2.4 metres by 25 metres, appropriate for a 20mph road are shown at Appendix 6 of the Technical Note.

6.39 Tracking drawings for refuse and emergency vehicles are also demonstrated at Appendix 5.

Traffic impact

6.40 The outline permission, in permitting 18,580sqm (GIA) of B2/B8 floorspace, considered the traffic impact of this quantum of floorspace. Condition 20 of the outline permission required an addendum transport assessment should the primary purpose of the site be proposed to be a parcel distribution. A Technical Note was submitted pursuant to condition 20, which was discharged on 20th December 2023 (application ref. BE/119/23/DOC).

6.41 As the Reserved Matters submission is in line with the outline permission development quantum and the approved details of condition 20, there is no need to further consider traffic impacts arising from the use of the site for B2/B8.

6.42 Off-site highway improvements were secured through the Section 106 agreement at the outline stage, and therefore contributing to highway improvements has also been considered at the outline stage.

6.43 Notwithstanding the above, the accompanying Technical Note re-confirms the trip generation based on the highest potential trip rates based on a parcel distribution centre. This confirms that the expected trip attraction associated with the proposed development reflects that agreed for BE/150/22/OUT and discharge of condition 20, which was been accepted by WSCC Highways and National Highways during the outline determination.

6.44 A Travel Plan is submitted with the Reserved Matters which details the sustainable transport measures for the proposed development. The objectives seek to:

- i. Ensure that car-borne trips are kept to a minimum level from the outset
- ii. Encourage multiple-occupancy car-borne trips
- iii. Encourage walking and cycling from the site to local areas
- iv. Encourage the use of public transport by employees

6.45 The Travel Plan also details the measures for monitoring and reviewing the above, to ensure compliance.

Parking

6.46 Arun's Parking Standards Supplementary Planning Document (January 2020) set the necessary vehicle and cycle parking standards for new developments.

6.47 The accompanying Technical Note confirms that as part of the WSCC Highways pre-application discussions on the outline application for B2/B8 use, it was agreed with the highway officer that a car parking provision of one car parking space per 70sqm was acceptable.

6.48 As part of the Reserved Matters application, a layout has been prepared for B8 use class with a total car parking provision 200 spaces, i.e. one parking space per 93sqm. This layout is providing a parking provision lower than the ratio of 1 parking space per 70sqm, however it is suitable given the ADC parking standards (dated January 2020) for B8 of 1 in 100sqm. This parking layout is therefore considered appropriate.

6.49 The layout prepared for a B2 use class, shows a total car parking provision of 264 spaces, i.e. a parking provision of 1 parking space per 70sqm.

6.50 It is therefore considered that the proposed parking provision for both the B2 and B8 uses are appropriate given that it is proposed that staff will be given access to a car club, with dedicated car club spaces, providing staff with a sustainable and affordable way to travel to and from work. Furthermore, as part of the outline application, it was agreed that the location of the site is sustainable by walking and cycling.

6.51 5% of the car parking spaces will be accessible, as demonstrated on the submitted Site Layout Plan (dwg. no. 0601 P01).

6.52 The following cycle parking provision is proposed:

		B2	B8
Unit 1 (2,837sqm)	Staff	14	7
	Visitor	6	3
Unit 2 (10,325sqm)	Staff	51	30
	Visitor	21	10
Unit 3 (5,419sqm)	Staff	27	15
	Visitor	11	5
Total		130	70

6.53 Both uses are in accordance with the SPD cycle parking standards, with the B8 layout exceeding the minimum requirements.

6.54 The proposals comply with local Plan Policies T SP1 and T DM1.

Compliance with Outline Planning Permission

6.55 Condition 5 requires the provision of electric vehicle charging points in 30% of parking spaces, with electric ducting provided to all other spaces to make provision for these spaces to be upgraded in the future.

6.56 The accompanying EV Charging Provision plan (dwg. no. 0602 P01) illustrates the parking spaces with proposed EV provision. This comprises 63 parking spaces out of a total of 200 spaces, equating to 31.5% provision.

6.57 All remaining parking spaces are shown to have ducting provided for future EV uptake, to achieve 100% EVCP by 2033 (totalling 135 spaces).

6.58 The EVCP provision is therefore in accordance with the outline planning permission.

Flood Risk and Drainage

6.59 Policy W DM3 states that all development must identify opportunities to incorporate a range of Sustainable Urban Drainage (SUDs) systems.

6.60 A Drainage Layout, Drainage Catchment Plan, Drainage Specification and Causeway Flow Hydraulic Report accompany the submission. The proposals do not discharge into a watercourse. Flows are restricted to the agreed rate of 12.5 l/s.

Compliance with outline planning permission

6.61 Condition 21 requires details of the proposed foul drainage, and condition 22 requires details of the proposed surface water drainage scheme. Condition 23 requires details of the discharge flows to watercourses.

6.62 Condition 24 requires details of the maintenance and management of the surface water drainage scheme.

6.63 As discussed above, the submitted drainage scheme provides the necessary foul and surface water drainage details, as required by conditions 21 and 24 and therefore complies with the outline planning permission.

External Lighting

6.64 Policy QE DM2 'Light pollution' states Planning permission for proposals which involve outdoor lighting must be accompanied by a lighting scheme prepared according to the latest national design guidance and relevant British Standards publications.

6.65 Condition 13 requires details of the external lighting scheme to be submitted and approved by the Local Planning Authority.

6.66 An External Lighting Report (ref. 240907 Rev. P02) has been prepared by CPW confirms that the lighting scheme comprises The proposed luminaires, mounted on steel columns will utilise various forms to provide functional, amenity and security lighting to the service yards, car parks and all other associated areas.

6.67 Due to the site's location, it has been assessed against an environmental zone of E3, described as well inhabited rural and urban settlements, small town centres of suburban locations.

6.68 In general, only high colour rendering lamps are proposed to aid the visual tasks required such as parking. LED luminaires which exhibit a white light colour of 4000°K will be used. Luminaires will have tight optical control and emit light in the downwards direction only to meet the requirements of Environmental Zone E3.

6.69 The lighting design will be sensitive and compliant with the principles set out within the ILP (Institute of Lighting Professionals) 'Guidance Notes for the Reduction of Obtrusive Light, Guidance Note GN01/21, BS EN 12464-2 and other institutional guides for exterior lighting.

6.70 The proposals therefore comply with Local Plan Policy QE DM2 and condition 13 of the outline planning permission.

Noise

6.71 Policy QE DM1 'Noise Pollution' states new noise generating development will need to be supported by noise report and evidence to demonstrate that there will be no impact upon the noise environment.

6.72 The outline planning permission was supported by a Noise Assessment, which was considered by the Council in permitting the B2/B8 use. A further Noise Assessment (ref. M5350 v.5) accompanies the Reserved Matters submission now the layout for the B2/B8 use is fixed.

6.73 An assessment of the predicted noise levels for the three main noise sources; activity noise externally, break-out noise from the building and building services plant noise has been provided within the report. Mindful that specific operators of the buildings have yet to be confirmed, the predictions are based on worst reasonable case assumptions regarding its use, day and night.

6.74 This confirms that noise from activities associated with the development will have negligible impact on the neighbouring occupiers. This is based on the provision of a 2.75m high acoustic barrier on top of the 3m high earth bund, that is proposed to the south east of the site (adjacent Oldlands Farm Cottages, the nearest residential

receptor to the site). The fence should be a proprietary barrier, such as a Jakoustic Acoustic Reflective Barrier, or similar performing barrier.

6.75 The proposals are therefore in accordance with Local Plan Policy QE DM1.

Ecology

6.76 Policy ENV SP1 'Natural Environment' states the Council will promote, where possible, the creation of new areas for habitats and species.

6.77 As detailed above in relation to landscaping, the submitted Landscaping plans demonstrate the new habitats proposed in the Reserved Matters submission.

6.78 The impact on ecology was considered at the outline permission stage, with an Ecological Impact Assessment detailing the surveys undertaken and necessary mitigation to be provided. Several ecology related conditions were imposed on the grant of planning permission which are considered below.

Compliance with the Outline Planning Permission

6.79 Condition 16 requires compliance with the Ecological Impact Assessment approved in the outline planning permission. The outline planning permission has therefore assessed the impact of the proposed development with regard to ecology, and no further surveys or ecological impact assessment is required as part of the Reserved Matters submission.

6.80 Condition 17 requires the submission of a Construction Environmental Management Plan: Biodiversity to detail the protection measures for biodiversity during construction.

6.81 Condition 18 requires the submission of a Biodiversity Enhancement Strategy for protected and priority species.

6.82 Condition 19 requires the submission of a Landscape and Ecological Management Plan.

6.83 These details will be submitted pursuant to separate discharge of condition applications.

Sustainability

6.84 Policy ECC SP1 'Adapting to climate change' states the Council will support development which is located and appropriately designed to adapt to impacts arising from climate change.

6.85 Policy ECC SP2 'Energy and climate change regulation' states all new commercial development will be expected to be energy efficient. In addition, all major developments must produce 10% of the total predicted energy requirements from renewable or low carbon energy generation on site, unless it can be demonstrated that this is unviable.

6.86 A Sustainability Statement for Planning (ref. 240907) accompanies the submission.

6.87 The approach for the units is based on low energy design principles, involving energy demand minimisation through effective building form and orientation to promote high

levels of daylight, good envelope design and proficient use of building services such that the buildings themselves are being used as the primary environmental modifier.

6.88 Incorporating best practice energy efficiency measures results in the following for each unit:

- Reduces the inherent energy demand of Unit 1 by c. 7.7% against current (2021 Edition) Part L Building Regulations.
- Reduces the inherent energy demand of Unit 2 by c. 9.4% against current (2021 Edition) Part L Building Regulations.
- Reduces the inherent energy demand of Unit 3 by c. 10.0% against current (2021 Edition) Part L Building Regulations.

6.89 All units have exceeded the requirements of the current (2021 Edition) Part L Building Regulations as a result of good envelope design, effective building form, orientation and layout, and proficient use of building services in line with Policy ECC SP1 Adapting to Climate Change.

6.90 The building has also been designed to mitigate the impact of more extreme weather conditions arising from climate change. Consideration has been given to design and construction materials in order minimise the risk of overheating.

6.91 Low flow taps and shower fittings, and low flush volume toilets will be specified to reduce environmental impact on water resources. A flood risk assessment will also be undertaken, and consideration will be given to Sustainable Drainage Systems (SuDS).

6.92 A BREEAM V6.1 pre-assessment has been undertaken for an example unit on the site. The example unit currently achieves a score of 74.2% which translates into an overall BREEAM rating of 'Excellent'.

6.93 The Sustainability Statement confirms how 10% of the total predicted regulated energy requirements for each unit is achieved, in line with Policy ECC SP2 Energy and Climate Change Mitigation and Outline Planning Condition 6. All units have shown a total regulated energy contribution of over 10.0% from Solar PV and Solar Thermal.

Compliance with Outline Planning Permission

6.94 Condition 6 requires a timetable of how at least 10% of the predicted energy demands of the development shall be secured from decentralised and renewable or low carbon energy sources (as described in the glossary at Annex 2 of the NPPF), including details of physical works on site.

6.95 This will be delivered alongside the construction timetable for the development.

Land Contamination

6.96 Condition 9 requires a scheme outlining the risks associated with the contamination of the site. These details have been provided to the Council under a separate discharge of condition application, which was approved on 24th April 2024 (Arun DC reference BE/16/24/DOC).

6.97 Further investigations undertaken in August 2024 found Made Ground in the south east of the site. The Made Ground contained unsuitable components included chalk, flint, brick, concrete and sandstone, with large fragments of metal, glass, slag, and ceramic. Tanks and metal pipes were also noted during intrusive investigation. The Made Ground therefore needs processing before it can be reused within the proposed development.

6.98 Further reports are therefore submitted to re-discharge condition 9, comprising a Due Diligence Ground Investigation Report (ref. NBR-BWB-EGT-XX-RP-LE-0001_Ph2) and Supplementary Ground Investigation Report (ref. NBR-BWB-EGT-XX-RP-LE-0002_SGI).

6.99 Condition 10 requires that any contamination not expected through the work completed to discharge condition 9, requires further details of investigative work should be submitted to the Local Planning Authority before any further development is carried out.

6.100 The aforementioned Due Diligence Ground Investigation Report dated August 2024 found unexpected contamination on site and therefore condition 10 does require discharging.

6.101 A Remediation Strategy (ref. NBR-BWB-EGT-XX-RP-LE-0003_RS) is submitted pursuant to Condition 10, specifically the requirement to notify the Local Planning Authority and present a method statement how the unexpected contamination will be dealt with.

6.102 The proposals comply with the requirements of the outline planning permission.

Archaeology

6.103 Condition 14 requires the implementation of a programme of archaeological work in accordance with a written scheme of investigation. These details have been provided to the Council under a separate discharge of condition application, which was approved on 24th April 2029 (Arun DC reference BE/16/24/DOC).

6.104 No further details are submitted nor required as part of this Reserved Matters submission.

7. Conclusions

- 7.1 The submission is submitted on behalf of Panattoni / RI OLDLANDS JV LIMITED following the grant of outline planning permission for up to 18,580sqm (GIA) of new industrial/warehouse (Use Class B2/B8) and ancillary offices (Use Class E (g)) floorspace (ref. BE//150/22/OUT, granted by Arun District Council on 5th October 2023).
- 7.2 The reserved matters submission is for 18,580sqm of B2 and/or B8 floorspace and relates to details pertaining to layout, scale, appearance and landscaping.
- 7.3 The full description of development is as follows:

"Reserved Matters submission comprising layout, scale, appearance and landscaping pursuant to condition 1 of outline permission ref. BE/150/22/OUT comprising three units within Class B2 and/or B8 of the Use Classes Order (including ancillary office provision) with associated enabling works, parking, landscaping and sustainable drainage system. Vehicular access off Newlands Road as approved in the outline planning permission."
- 7.4 The submission is accompanied by a full suite of supporting plans and information.
- 7.5 The Reserved Matters have been prepared having regard to the outline permission and to comments made by officers at Arun District Council during the pre-application stage.
- 7.6 It has also had regard to relevant development plan policies and is found to accord with them.
- 7.7 It is respectfully requested that reserved matters approval is granted accordingly.

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