

7th February 2025
Delivered by email

David Easton
Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Mr Easton

**LAND AT OLDLANDS FARM, NEWLANDS ROAD, BOGNOR REGIS
RESERVED MATTERS SUBMISSION PURSUANT TO BE/150/22/OUT
PLANNING PORTAL REF. PP-13563009**

On behalf of our client, Panattoni / RI Oldlands JV Limited, we are pleased to submit a Reserved Matters and discharge of conditions submission pursuant to outline application BE/150/22/OUT which granted outline planning consent for the following (dated 5th October 2023):

“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”

CONTEXT

Panattoni have acquired an interest in the site following the above grant of outline permission. Condition 1 of the permission states:

“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.”*

Panattoni are pursuing the reserved matters and discharge of conditions submissions for three units on the site. This follows pre-application engagement sought in November 2024, with a written response

The Pinnacle, 20 Tudor Road,
Reading, RG1 1NH

received on 29th January 2025, which confirmed that the submitted details of layout and scale were acceptable. Further details on landscaping and parking were required as part of the Reserved Matters, and helpful comments were provided regarding the appearance of the units.

RESERVED MATTERS SUBMISSION

The Reserved Matters submission seeks approval for:

"Reserved Matters submission comprising layout, scale, appearing and landscaping matters pursuant to Condition 1 of outline planning permission BE/150/22/OUT for 199,999 sq.f.t. (GIA) of Use Class B2/B8 with ancillary office provision, with associated infrastructure, parking and landscaping."

The accompanying Planning Compliance Statement sets out the necessary details of the proposals, and how this complies with the outline planning permission.

The Reserved Matters submission comprises:

- Planning Compliance Statement (ref. 00918, dated February 2025);
- Application form (dated February 2025);
- CIL Form (dated February 2025);
- Design and Access Statement (ref. 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 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
- Unit 1 Warehouse Section dwg. no. 1101 P01
- 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

SUMMARY

The applications have been submitted via the planning portal. A fee of £145 has been paid to the Planning Portal relevant to the discharge of conditions application.

The Reserved Matters fee has been calculated to be £68,508.00 based on the GEA of 18,939sqm and was submitted via BACS payment to the planning portal.

We trust that the enclosed material will be sufficient to validate the submission.

Should you require any further information or clarification, please do not hesitate to contact either myself or Taylor Cherrett.

Yours sincerely



Karen Barnes
Senior Planner

