

FW: BE/16/25/RES Oldlands Farm



Arun District Council, Civic Centre, Maltravers Rd

Littlehampton, West Sussex, BN17 5LF







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 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	  ARUN DISTRICT COUNCIL
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From: Emma Sheppard <Emma.Sheppard@arun.gov.uk>

Sent: 30 April 2025 16:43

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: BE/16/25/RES Oldlands Farm

Good afternoon

Please can the following email be uploaded as a consultee comment from National Highways.

Kind regards

Emma

Emma Sheppard

Principal Planning Officer

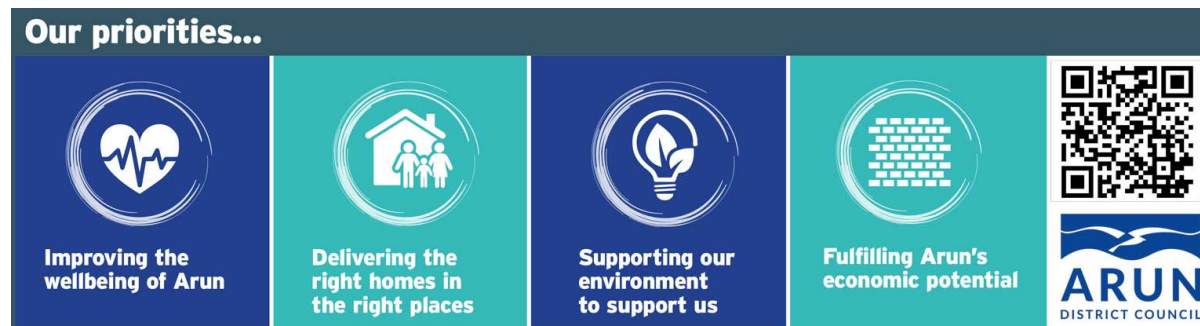
Planning Services

[REDACTED]

E: emma.sheppard@arun.gov.uk

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Note: I occasionally send emails outside of working hours. If this arrives outside your normal working hours, please do not feel compelled to respond immediately.

From: Kevin Bown [REDACTED]

Sent: 30 April 2025 16:35

To: Emma Sheppard <Emma.Sheppard@arun.gov.uk>

Cc: Planning SE [REDACTED] Darren Kirkman

[REDACTED]

Subject: RE: BE/16/25/RES Oldlands Farm

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Hi Emma

I can confirm the following

1 We received the attached consultation from the Dave Easton on 21/3/25, seeking a response no later than 3/4/25

2 My colleague, Darren Kirkman responded to Dave Easton on 3/4/25 as set out below. I can't see any indication that the email bounced.

From: Darren Kirkman [REDACTED]
Sent: 03 April 2025 15:37
To: david.easton@arun.gov.uk
Cc: Planning SE [REDACTED]
Subject: National Highways Response re (our ref NH/25/10498) BE/16/25/RES Land at Oldlands Farm Newlands Road Bognor Regis PO22 9NN

Dear Mr Easton,

Thank you for your notification of the above-named application for the approval of reserved matters, dated 21 March 2025.

We have assessed the documents included with the application, including in the context of our original response to BE/150/22/OUT, and we have no objection to the approval of the reserved matters.

Thank you for consulting National Highways, please continue to consult us on this and other applications via [REDACTED]

Kind regards,

Darren Kirkman, Assistant Spatial Planner
South East Region, Operations Directorate
National Highways

I have reviewed the planning history

- A. BE/150/22/OUT was the original consent. We recommended a condition (it became condition 20) covering the need for separate consent for last mile delivery use. Our response is on the portal at https://www1.arun.gov.uk/aplanning/OcellaWeb/viewDocument?file=dv_pl_files%5CB_E_150_22_OUT%5C3612583_public.pdf&module=pl
- B. BE/119/23/DOC sought the discharge of Condition 20. Based on the submitted evidence, we had no objection to the discharge of the condition ie allowing last mile delivery use. Our response is on the portal at

https://www1.arun.gov.uk/aplanning/OcellaWeb/viewDocument?file=dv_pl_files%5CB E_119_23_DOC%5C3761382_public.pdf&module=pl

- C. BE/16/25/RES now seeks to discharge other conditions/ approval of other reserved matters. Via our 3/4/25 response we have confirmed we have no objection to the discharge/ approval.

Therefore, unless I've missed something, I think we have responded to everything and are content with the proposals as presented.

Happy to discuss.

Regards

Kevin Bown BSc(Hons) MPhil CMS MRTPI Spatial Planner

Spatial Planning Team, South East Region Operations Directorate

National Highways | Bridge House | 1 Walnut Tree Close | Guildford | GU1 4LZ

[REDACTED]

Web: www.nationalhighways.co.uk

From: Emma Sheppard <Emma.Sheppard@arun.gov.uk>

Sent: 30 April 2025 15:58

To: Kevin Bown [REDACTED]

Subject: FW: BE/16/25/RES Oldlands Farm

Importance: High

Hi Kevin

I hope you are well.

Apologies I noted I spelt your surname incorrectly but please see the email below.

I do note, however, that conditions were requested from yourselves at outline to restrict use.

Kind regards

Emma

Emma Sheppard

Principal Planning Officer

Planning Services

[REDACTED]







E: emma.sheppard@arun.gov.uk

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From: Emma Sheppard

Sent: 30 April 2025 15:47

To: Jonathan Best <Jonathan.Best@arun.gov.uk>; Sarah Burrow <Sarah.Burrow@arun.gov.uk>;
[REDACTED]

Subject: BE/16/25/RES Oldlands Farm

Importance: High

Good afternoon,

I am the case officer for the above application and am working to a tight deadline so I would be grateful if the details can be reviewed urgently.

Kind regards

Emma

Emma Sheppard

Principal Planning Officer

Planning Services

[REDACTED]







E: emma.sheppard@arun.gov.uk

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**National Highways Limited | [REDACTED] | National Traffic Operations
Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |**

<https://nationalhighways.co.uk> | [REDACTED]

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Close, Guildford, Surrey GU1 4LZ*

Consider the environment. Please don't print this e-mail unless you really need to.

[REDACTED]

From: Teresa Gonet [REDACTED]
Sent: 21 March 2025 11:45
To: Darren Kirkman
Cc: Planning SE; Elizabeth Cleaver; Kevin Bown
Subject: NH/25/10498 BE/16/25/RES Land at Oldlands Farm Newlands Road Bognor Regis PO22 9NN

Hi Darren,

NH/25/10498

Planning Application ref BE/16/25/RES Land at Oldlands Farm Newlands Road Bognor Regis PO22 9NN has been saved on the SHARE link below:

<https://share.highwaysengland.co.uk/Share/llisapi.dll?func=ll&objaction=overview&objid=113203793>

WEB: <https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=BE/16/25/RES>

Due date: 3 April 2025

Thank you,

Teresa

Teresa Gonet,
Spatial Planning Administrator
South East Region Operations Directorate

National Highways | Bridge House | 1 Walnut Tree Close | Guildford | GU1 4LZ
[REDACTED]



From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>
Sent: 21 March 2025 10:49
To: Planning SE [REDACTED]
Subject: Planning Consultation on: BE/16/25/RES

To: **National Highways**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

The Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6 - Articles 16 & 18 Consultation before the grant of permission

Approval of Reserved Matters Following Outline Approval

Application No: **BE/16/25/RES**
Registered: 3rd March 2025
Site Address: Land at Oldlands Farm Newlands Road Bognor Regis PO22 9NN
Grid Reference: 494177 101453
Description of Works: Approval of reserved matters following outline consent BE/150/22/OUT comprising of 3 No. 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 with access off Newlands Road. This application is in CIL Zone 4 (Zero Rated) as other development.

The Council have received the above application.

[Click here to view the application and documents](#)

Should you have any comments to make, these should be sent by replying to this email by 3rd April 2025 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://acp.planninginspectorate.gov.uk/> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

Yours sincerely

Mr D Easton

Planning Officer- Arun District Council

Telephone: 01903 737500 ex37361

Email: david.easton@arun.gov.uk

PLCONSULT (ODB) 2020

<https://www.arun.gov.uk>

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