

DECISION NOTICE

Application Ref: BE/16/25/RES

1 To Addressee

Turley
The Pinnacle
20 Tudor Road
Reading
RG1 1NH

2 Site Address

Land at Oldlands Farm
Newlands Road
Bognor Regis
PO22 9NN

3 Description of Development

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.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to the following conditions.

1 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following submitted plans:

- Site layout, as amended, 0601 Rev P09
- EV CBE charging provision 0602 Rev P02
- External fencing and provision 0701 Rev P04
- External surfaces Plan 0702 Rev P05
- Cycle shelter details 0703 Rev P03
- Ancillary building details 0704 Rev P03
- Detailed Planting Plan 1 of 2 2380-24-02 C Rev 06
- Detailed Planting Plan 2 of 2 2380-24-03 C Rev 06
- Tree Retention, Protection & Removal Plan 2380-24-04 C Rev 02
- Unit 1 Building Layout 1001 Rev P02
- Unit 1 Office Layout 1002 Rev P02

- Units 2 & 3 Building Layouts 1021 Rev P02
- Unit 1 Elevations 1301 P03
- Unit 1 Roof Layout 1003 Rev P01
- Unit 1 Warehouse Section 1101 Rev P01
- Units 2 & 3 Elevations 1302 Rev P03
- Units 2 & 3 Office Layout 1022 Rev P01
- Units 2 & 3 Roof Layout 1024 Rev P01
- Units 2 & 3 Warehouse Section 1121 Rev P01
- Finished Levels 0600 A4 Rev C03
- Earthworks Strategy 0630 A4 Rev C02
- Topsoil Strip Strategy 0631 A4 Rev C02

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1, QE SP1 and T SP1,

- 2 No part of the development shall be first occupied until the road(s), footways, crossing points and casual parking areas serving the development have been constructed, surfaced, and drained in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: In the interests of road safety and in accordance with Arun Local Plan policy T SP1.

- 3 No part of the development shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport in accordance with Arun Local Plan policy T SP1.

- 4 All landscaping in accordance with the approved Detailed Planting Plan 1 of 2 2380-24-02 C Rev 06 and Detailed Planting Plan 2 of 2 2380-24-02 C Rev 06 shall be completed / planted during the first planting season following practical completion of the development. The development shall be carried out in accordance with the details approved.

Reason: In the interests of amenity and the environment of the development in accordance with policies D DM1, OSR DM1, and ENV DM4 of the Arun Local Plan.

- 5 Prior to first occupation of the development hereby permitted, details of the acoustic fencing shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained in perpetuity.

Reason: In the interests of amenity of the development in accordance with QE SP1 and QE DM1 of the Arun Local Plan.

INFORMATIVE: This decision notice should be read with the outline planning permission dated 5th October 2023; reference BE/150/22/OUT. You are reminded that the conditions attached to that permission apply to this development.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant

planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

INFORMATIVE: This permission does not formally discharge any of the drainage conditions imposed on the outline planning permission and separate applications will be required to discharge these. In addition, the applicant should note that this layout has been approved without agreement of WSCC Drainage Engineers and therefore if it subsequently becomes clear that the drainage conditions cannot be agreed due to the layout not providing sufficient space for drainage then a new reserved matters application will need to be submitted. Please also note that any future submission to seek a discharge of the drainage conditions must be accompanied by full details in accordance with the guidance and checklist here <https://www.arun.gov.uk/surfacewater>.

INFORMATIVE: All other conditions on the outline that require approval in writing will require separate applications to be submitted to discharge these conditions.

INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981 (as amended), with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.



Neil Crowther
Group Head of Planning

Case Officer: Emma Sheppard

Decision Issued: **22nd December 2025**

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must send notice to the Local Planning Authority and Planning Inspectorate(inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details can be found at www.GOV.uk

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on

highway land).