

13th 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
DISCHARGE OF CONDITION 23 PURSUANT TO BE/150/22/OUT
PLANNING PORTAL REF. PP-13761023**

On behalf of our client, Panattoni / RI Oldlands JV Limited, we are pleased to submit a discharge of condition 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

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received on 29th January 2025, which confirmed that the submitted details of layout and scale were acceptable.

DISCHARGE OF CONDITION 23

Condition 23 states:

“The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values and in accordance with current policies. No construction is permitted, which will restrict current and future landowners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.”

I submit:

- Drainage Layout Dwg. No. 243912-BWB-EXT-XX-D-C-0500 S3 Rev. P01
- Drainage Catchment Plan Dwg. No. 243912-BWB-EXT-XX-D-C-0530
- Drainage Specification Ref. 243912-BWB-EXT-XX-SP-C-0002
- Hydraulic Flow Report dated 3rd December 2024

SUMMARY

The application has been submitted via the planning portal. A fee of £145 has been paid 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

