

19 September 2025

Delivered by email

Emma Sheppard
Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Ms Sheppard

**LAND AT OLDLANDS FARM, NEWLANDS ROAD, BOGNOR REGIS
RESERVED MATTERS SUBMISSION & DISCHARGE OF CONDITIONS PURSUANT TO BE/150/22/OUT**

I write in regard to Reserved Matters submission (ADC ref. BE/16/25/RES) and various discharge of conditions (references set out further below) pursuant to outline planning permission 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

Reserved Matters were submitted in February 2025, alongside several discharge of condition applications. As a result of various consultation responses received during the determination of these applications, several amendments have been made to the scheme:

- Amended drainage layout – please refer to the BWB letters in response to LLFA and ADC Drainage Engineer comments, dated 12th September 2025. In summary, additional flood storage and above-ground SUDs features have been introduced into the drainage layout.
- Amended landscaping scheme as a result of the above layout changes.

In addition, and further to a Teams meeting with ADC’s Arboricultural Officer on 8th September 2025, the removal of additional existing tree is proposed due it being compromised with a split trunk and of limited visual amenity. The updated landscaping scheme reflects this, along with the proposed new tree and shrub planting proposed.

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

 turley.co.uk

In total, there will be 13 no. existing trees removed, and 106 no. new trees planted (extra heavy standard 76 no. & Feathered 30 no.).

- Amended site layout and ancillary drawings sought for approval as a result of the above amendments.

The Reserved Matters amended submission comprises:

ADC reference	Amended Submission
BE/16/25/RES	Detailed Planting Plan (Sheet 1 of 2) dwg. no. 2380-24-02 C Rev. 06
	Detailed Planting Plan (Sheet 2 of 2) dwg. no. 2380-24-03 C Rev. 05
	Tree Retention, Protection and Removal Plan dwg. no. 2380-24-04 C Rev 02
	BWB Response Note to LLFA dated 12 th September 2025, including updated drainage layout
	BWB Response Note to ADC Drainage Engineers dated 12 th September 2025, including updated drainage layout
	Site Layout dwg. no. 0601 Rev. P09
	EV Charging Provision dwg. no. 0602 Rev. P02
	External Fencing & Protection Details dwg. no. 0701 Rev. P03
	External Surfaces Plan dwg. no. 0702 Rev. P05
	Cycle Shelter Details dwg. no. 0703 Rev. P03
	Ancillary Building Details dwg. no. 0704 Rev. P03

The above submission is also relevant to the various discharge of condition applications, as detailed below:

ADC reference	Condition no.	Amended Submission
BE/23/25/DOC	7 (Landscaping)	Detailed Planting Plan (Sheet 1 of 2) dwg. no. 2380-24-02 C Rev. 06
		Detailed Planting Plan (Sheet 2 of 2) dwg. no. 2380-24-03 C Rev. 05
		Tree Retention, Protection and Removal Plan dwg. no. 2380-24-04 C Rev 02
BE/91/25/DOC	18 (Biodiversity Enhancement Strategy)	Detailed Planting Plan (Sheet 1 of 2) dwg. no. 2380-24-02 C Rev. 06
		Detailed Planting Plan (Sheet 2 of 2) dwg. no. 2380-24-03 C Rev. 05
		Tree Retention, Protection and Removal Plan dwg. no. 2380-24-04 C Rev P02

BE/98/25/DOC	19 (LEMP)	Detailed Planting Plan (Sheet 1 of 2) dwg. no. 2380-24-02 C Rev. 06 Detailed Planting Plan (Sheet 2 of 2) dwg. no. 2380-24-03 C Rev. 05 Tree Retention, Protection and Removal Plan dwg. no. 2380-24-04 C Rev P02
BE/28/25/DOC	22 (Surface Water Drainage)	BWB Response Note to LLFA dated 12 th September 2025, including updated drainage layout BWB Response Note to ADC Drainage Engineers dated 12 th September 2025, including updated drainage layout
BE/29/25/DOC	23 (Discharge to watercourse)	BWB Response Note to LLFA dated 12 th September 2025, including updated drainage layout BWB Response Note to ADC Drainage Engineers dated 12 th September 2025, including updated drainage layout
BE/30/25/DOC	24 (Drainage maintenance and management)	BWB Response Note to LLFA dated 12 th September 2025, including updated drainage layout BWB Response Note to ADC Drainage Engineers dated 12 th September 2025, including updated drainage layout

SUMMARY

The proposals will provide 18,580sqm of B2/B8 floorspace anticipated through the employment allocation and subsequent outline planning permission for the Site. The proposals will provide the following benefits:

- Construction will secure local employment and training opportunities, as set out in the approved Employment and Skills Plan.
- There will be economic benefits in the District as a result of the operation of the Site, including the creation of jobs and expenditure in the local area.
- Buildings that reduce energy demand, incorporating best practice energy efficiency measures, and a layout that has been designed to mitigate the impact of climate change.
- The development is in a sustainable location which is accessible by the existing highway network.
- Provision of cycle parking to encourage and connection to existing footways to encourage active travel modes.

- Well-designed layout with high-quality materials that integrate well with their surroundings and provide variation in the street scene.
- Biodiversity enhancements secured via approval of the high quality landscape scheme and approval of the Biodiversity Enhancement Scheme.
- New tree and shrub planting.

We trust that the enclosed material will be sufficient to positively determine the respective submissions.

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

Yours sincerely



Karen Barnes
Associate Director

