

Land at Oldlands Farm, Bognor Regis

18,580 sq m of industrial/warehouse and office space



Client

Panattoni

LPA

Arun District Council

Status

Reserved Matters approval

Services

Planning, Strategic
Communications

Our role

- We provided Planning and Strategic Communications services for the co-ordination of a Reserved Matters submission for 3 no. employment units comprising 18,580 sq m of industrial/warehouse and office space, with associated landscaping and Sustainable Drainage Systems (SuDS) infrastructure. Various discharge of conditions were simultaneously submitted.
- The site is a greenfield site in an allocated employment area with the benefit of outline planning permission with access only approved.
- Our Planning team co-ordinated the development of the detailed layout in collaboration with the wider technical consultant team, and successfully negotiated with the council throughout the determination process. The Reserved Matters submission was subsequently reported to Planning Committee with an officer recommendation for approval. A number of conditions have also been discharged to date.
- Our Strategic Communications team advised Panattoni on the necessary engagement in advance of Planning Committee, preparing a briefing note that was issued to members.

Results

- Reserved Matters were approved by Arun District Council Planning Committee in December 2025.
- The approvals will provide an opportunity to deliver a significant and deliverable £45.7 million GDV investment – transforming a vacant and underutilised site and delivering up to 690 local job opportunities and wider supply chain benefits for the Bognor Regis area, in line with Arun District Council policy ambitions.
- The proposals exceed the current building sustainability requirements with a BREEAM pre-assessment indicating an overall rating of 'Excellent', secure biodiversity enhancements and comprise a high-quality, well-designed commercial scheme.
- We remain involved in further discharge of condition applications.