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Our priorities...

 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 Our core foundations	 
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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 21 January 2026 10:11
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Planning Consultation on: BE/143/25/OUT

From: Arun District Council Greenspace

Date: 21 January 2026

Application ref: BE/143/25/OUT

Description: Outline application with details of access, landscaping, layout, and scale (appearance is reserved) for the erection of a 3-storey building comprising of under-croft car parking and bicycle store, 2 No floors of 4 No self-contained flats on each (8 No flats in total) with pedestrian access formed onto Ash Grove.

Location: Land East of Heath Place Bersted PO22 9SL

Determining Authority: Arun DC

Summary recommendation: Recommend **no landscape objection** to the proposals subject to the submission and approval of landscape proposals at reserved matters stage.

Comments

Relevant landscape designations:

The development site lies within the north of Bognor Regis which is located within the South Coast Plain Natural Character Area.

There are no physical, visual, historical or cultural links, protected landscapes, scheduled ancient monuments, or Historic Parks or Gardens associated with this site.

There is one statutory designated site within the vicinity of the development site. The Brooks Local Nature Reserve (LNR) approx. 400m to the northeast of the site.

Response

The proposals are Outline application with details of access, landscaping, layout, and scale (appearance is reserved) for the erection of a 3-storey building comprising of under-croft car parking and bicycle store, 2 No floors of 4 No self-contained flats on each (8 No flats in total) with pedestrian access formed onto Ash Grove.

The application site is an area of grassed landscaping adjacent to Heath Place, a four storey office building located in the urban area of Bognor Regis. Heath Place forms part of an employment area that comprises various office, light industrial and storage and distribution businesses located to the north, east and south of the site. residential dwellings bound much of the western edge of the employment area as the land use transitions to residential.

The site is positioned between two roads; directly to the west is Ash Grove, to the east is the internal access road for Heath Place that leads round past the site. The application site comprises mostly open grass with two small clusters of trees on the northern and southern boundaries, which are subject to a Tree Preservation Order. The site forms part of what would likely have been the original landscaping laid out as part of the Heath Place office development. Access is shown to be the existing internal road.

Outdoor amenity space is shown to be provided either side of the building enclosed by new planting and retention of the existing mature trees.

The external amenity areas is detailed to be largely retained with additional border planting added to maintain the appearance of the site and appearance on the street scene. This approach would make best use of the site retained natural environment (advised by the LPA Design Guide)

Policy ENV DM4 states that development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order (TPO) will not be damaged or destroyed unless development meets one of three prescribed criteria. There is a TPO (TPO/BE/1/22) across the site that covers the two small clusters of trees either side of where the proposed building would be located. Given the proximity of the proposed building to protected trees, the application is

supported by a detailed Arboricultural Impact Assessment (AIA), Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP).

As this is a small flatted development under 9 units there would be no requirement or trigger for the provision of or contribution toward Public Open Space or Play on site with this development, however greening to soften the development would be required on a development of any kind.

Impact

The potential impact of the proposals in this location would be noticeable from street scene and the implementation of a successful landscape scheme would be required to provide improvement to the visual of this plot and the surrounding environment with the introduction of onsite green infrastructure.

Mitigation/requirements

Further detail re the landscaping proposed would need to be submitted for approval in plan form detailing species, quantities, planting densities and size at time of planting.

Policy ENV DM5 of the ALP seeks to achieve a net gain in biodiversity and protect existing habitats on site. The application is accompanied by an Ecological Assessment that confirms there is no evidence that the development of the site will result in any harm to local species and biodiversity, which accords with the requirements of Policy ENV DM5. A Biodiversity Metric Calculation has been provided to set out how the proposal will provide the mandatory 10% BNG for the site.

Recommendation/Conclusion

Recommend **no landscape objection** to the proposals subject to the submission and approval of landscape proposals at reserved matters stage.

Sue Howell
Leisure and Landscape Officer
Environment and Climate Change

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

Sent: 19 December 2025 12:34

To: Tree Landscape <Tree.Landscape@arun.gov.uk>

Subject: Planning Consultation on: BE/143/25/OUT

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline Consent

Application No:	BE/143/25/OUT
Registered:	18th December 2025
Site Address:	Land East of Heath Place Bersted PO22 9SL
Grid Reference:	493590 101112
Description of Works:	Outline application with details of access, landscaping, layout, and scale (a comprising of under-croft car parking and bicycle store, 2 No floors of 4 No formed onto Ash Grove.

The Council have received the above application.

[Click here to view the application and documents](#) The website is updated once a day in the evening, so you may need to wait until the day after this notification to view the documents.

Should you have any comments to make, these should be sent by replying to this email by 23rd January 2026 . You can also monitor the progress of this application through the Council web site:

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

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website

<https://www.arun.gov.uk/development-plan> as can information on what comments we can consider

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

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 S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (ODB) 2020