

Breezie Allwright

From: Emma Sheppard
Sent: 21 October 2025 11:14
To: [REDACTED]
Subject: FW: Planning Re-Consultation on: BE/23/25/DOC
Attachments: 2380 RP01 rev C Landscape Works Maintenance and Management Proposal.pdf; 2380-24-03 Rev 06 - Detailed Planting Plan (Sheet 2 of 2).pdf; Action sheet 21 10 25.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning

Please can the attached be uploaded to both BE 16 25 RM and BE 23 25 DOC.

Please also see the attached action sheet with plan references and those to reconsult.

Many thanks

Emma

Advanced leave notice: Fri 25th October (PM); Mon 27th and Tues 28th October

Emma Sheppard BA (Hons) MRTPI
Principal Planning Officer
Planning Services

T: 07851 243252
E: emma.sheppard@arun.gov.uk



Working days Tuesday-Friday

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Our priorities...



Note: I occasionally send emails outside of working hours. If this arrives outside your normal working hours, please do not feel compelled to respond immediately.

From: Karen Barnes <[REDACTED]>

Sent: 17 October 2025 17:31

To: Emma Sheppard <Emma.Sheppard@arun.gov.uk>; Taylor Cherrett <[REDACTED]>

Cc: Simon Willgress [REDACTED]
Subject: RE: Planning Re-Consultation on: BE/23/25/DOC

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Hi Emma,

As discussed, the updated Detailed Planting Plan Sheet 2 of 2 reflecting the 3 proposed trees that have been re-positioned to avoid the SUDS, is attached.

An updated Landscape Works Maintenance and Management report is also attached.

Please can you file this pursuant to the RM as well as condition 7?

As discussed earlier, I will set out the details submitted for the outstanding conditions and RM next week for clarity, given the recent updates to various drawings/reports.

Many thanks,

Karen

Karen Barnes
Associate Director

Turley

Mobile [REDACTED]

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From: Emma Sheppard <Emma.Sheppard@arun.gov.uk>

Sent: 16 October 2025 14:09

To: Taylor Cherrett <[REDACTED]> Karen Barnes <[REDACTED]>

Subject: FW: Planning Re-Consultation on: BE/23/25/DOC

Hi both

Please see the response below, as promised.

Kind regards

Emma

Advanced leave notice: Fri 25th October (PM); Mon 27th and Tues 28th October

Emma Sheppard BA (Hons) MRTPI

Principal Planning Officer

Planning Services



T: 07851 243252

E: emma.sheppard@arun.gov.uk

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Our priorities...



Note: I occasionally send emails outside of working hours. If this arrives outside your normal working hours, please do not feel compelled to respond immediately.

From: Sue Howell <[REDACTED]>
Sent: 16 October 2025 11:58
To: Planning.Responses <[REDACTED]>
Cc: Emma Sheppard <[REDACTED]>
Subject: Planning Re-Consultation on: BE/23/25/DOC

Response to Planning Application

From: Arun District Council Greenspace

Date: 28 April 2025 **Revised consultation of 16/10/2025**

Application ref: BE/23/25/DOC

Description: Approval of details reserved by condition imposed under reference BE/150/22/OUT relating to condition number 7 - landscaping and layout.

Location: Land at Oldlands Farm Newlands Road Bognor Regis PO22 9NN

Determining Authority: Arun DC

Summary recommendation: Recommend discharge of Condition 7 landscaping and layout scheme imposed under this application BE/23/25/DOC reserved by condition imposed under reference BE/150/22/OUT – **subject to confirmation of 3m offset of 3no trees shown in conjunction with SuDS northern.**

Comments

Relevant landscape designations:

The application site is located on land on the northern periphery of Bognor Regis. The site is irregular in shape and is situated to the south of the Bognor Regis Relief Road and to the east of Shripney Road (A29)

The site is clear and presently open arable farmland with no existing occupied buildings, with a derelict farm building to the south east corner of the site due to be demolished as part of the application proposal.

There are no physical, visual, historical or cultural links, protected landscapes, scheduled ancient monuments or Historic Parks or Gardens associated with this site. Bersted Local Nature Reserve to the west.

Response

The proposals under this application are for approval of details reserved by condition imposed under reference BE/150/22/OUT relating to **condition number 7 - landscaping and layout.**

Further to receipt of substitute plans Drawings 2380/24-02 Detailed Planting Plan (sheet 1 of 2) Rev 06 and 2380/24-03 Detailed Planting Plan (sheet 2 of 2) Rev 05 which now contain amended SuDS drainage provision within the proposed scheme.

The landscape detail has been amended to cater for the incorporation of SuDS features within the scheme. The landscaping will largely be unaffected by the incorporation and certainly not detrimentally so. It does need flagging however that there would appear to be conflict with 3no proposed trees which appear to be within the 3m offset required to the SuDS. These are 1no Acer campestre 'Streetwise' to the west of the northern SuDS area and 2no Tilia cordata 'Greenspire' to the north of the northern SuDS area – these trees can remain but need to be repositioned if not already shown to allow a minimum 3m offset. (for avoidance of doubt this amend should be confirmed in plan form)

The soft landscape works and maintenance proposals for a 10 year period have been detailed within BCA Design Maintenance and Management Statement.

The landscape detail contained within the above has been submitted in plan form with specification detail, legend and planting schedule. The information has provided detail re species type, overall planting quantities, planting densities and size at time of planting. The proposals detail a scheme which contains a good mix of native and ornamental species, appropriate for location and setting, creating a scheme which will give instant impact and that will mature as the scheme establishes.

The proposals have considered the significant development proposal in this location and gateway to Bognor Regis. The landscape proposals have proposed a scheme which will provide screening properties through the introduction of trees at a significant scale to provide instant impact and incorporates good green buffers to the A29 and surrounding boundaries, proposing biodiversity and habitat enhancement, planted with suitable species and provide an attractive, environmentally-minded setting for these business units.

From the BCA Design Maintenance and Management Statement it is read and assumed that '*Removal of diseased or dead plants with replacements as appropriate*' means that any dead or diseased planting will be replaced with like for like stock as per submitted drawings for the duration of the 10 year aftercare period ensuring establishment of the proposed scheme.

Recommendation/Conclusion

Recommend discharge of Condition 7 landscaping and layout scheme imposed under this application BE/23/25/DOC reserved by condition imposed under reference BE/150/22/OUT
subject to confirmation of 3m offset of 3no trees shown in conjunction with SuDS northern.

Sue Howell
Leisure and Landscape Officer
Environment and Climate Change

T: 01903 737943

E: [REDACTED]

Arun District Council, Bognor Regis Town Hall,
Clarence Road, Bognor Regis, PO21 1LD

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Our priorities...



From: Planning.Responses <[REDACTED]>
Sent: 03 October 2025 09:03
To: Tree Landscape <[REDACTED]>
Subject: Planning Re-Consultation on: BE/23/25/DOC

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: BE/23/25/DOC
Registered: 3rd March 2025
Site Address: Land at Oldlands Farm Newlands Road Bognor Regis PO22 9NN
Grid Reference: 494177 101453
Category: Discharge of Condition
Description of Works: Approval of details reserved by condition imposed under reference BE/150/22/OUT relating to condition number 7 - landscaping and layout.

I am able to inform you that I have received an amendment to the above application dated 1st October 2025 relating to: Substitute and additional plans

If you should wish to make further representations as a result of this amendment, please make any further comment by **13th October 2025**.

[Click here to view the application, documents and make further 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.

Yours sincerely

Emma Sheppard

Planning Case Officer-Arun District Council

Telephone:

Email: emma.sheppard@arun.gov.uk

PLRECON_DOC (ODB) 2020

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