

**From:** Nicola Oktay on behalf of Planning.Responses  
**Sent:** 31 October 2025 11:35  
**To:** Planning Scanning  
**Subject:** FW: Planning Consultation on: BE/16/25/RES

Parks and Landscapes response

**Nikki Oktay**  
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#### Our priorities...



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**From:** Sue Howell <Sue.Howell@arun.gov.uk>  
**Sent:** 30 October 2025 18:05  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Cc:** Emma Sheppard <Emma.Sheppard@arun.gov.uk>  
**Subject:** Planning Consultation on: BE/16/25/RES

#### Response to Planning Application

**From:** Arun District Council Greenspace

**Date: 30/10/2025**

**Application ref: BE/16/25/RES**

**Description:** Approval of reserved matters following outline consent BE/150/22/OUT comprising of 3 No. units within Class B2 and/or B8 of the Use Classes Order (including ancillary office provision) with associated enabling works, parking, landscaping and sustainable drainage system with access off Newlands Road. This application is in CIL Zone 4 (Zero Rated) as other development.

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

**Determining Authority:** Arun DC

**Summary recommendation:** Recommend **no landscape objection** to the details submitted under application BE/16/25/RES following outline consent BE/150/22/OUT

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#### 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 reserved matters following outline consent BE/150/22/OUT comprising of 3 No. units within Class B2 and/or B8 of the Use Classes Order (including ancillary office provision) with associated enabling works, parking, landscaping and sustainable drainage system with access off Newlands Road. This application is in CIL Zone 4 (Zero Rated) as other development.

The BE/16/25/RES application now includes superseded landscape detail to include the now included SuDS features and contained within 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 **06**.

The landscape detail now incorporates SuDS features within the scheme. The proposed landscaping would be largely unaffected by the incorporation of these features. The previously shown 3no trees have now been repositioned within the proposals to accommodate 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 – (for avoidance of doubt this amend has now been provided in plan form)

The detailed landscaping has proved details of an appropriate scheme to soften and assist in mitigating the proposals the scheme has incorporated a mix of native and ornamental trees and shrubs specified at an appropriate size at time of planting.

Planting proposals include new native hedgerow planting to be used to create new boundaries around the site. These hedgerows to be planted at a density of five hedge trees per linear metre and will comprise of 50% hawthorn *Crataegus monogyna*, with additional native species forming the remainder of the planting mix, including blackthorn *Prunus spinosa*, dogwood *Cornus sanguinea*, field maple *Acer campestre*, hazel *Corylus avellana* and wild privet *Ligustrum vulgare*. The formal hedge is a double row native mix that meets the recommended species composition.

The majority of the tree species proposed are native species and extra heavy standards. There are no trees shown to the grassland area on western boundary because of the Gas Main which is accepted.

LEMP requested detail has included the sowing of the SuDS features with species-rich wetland wildflower mixtures such as Mixture EM8 by Emorsgate seeds. With a once established regime of maintenance to not be cut more than twice per year and its management must follow the prescriptions set out within the LEMP.

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.

## Recommendation/Conclusion

Recommend **no landscape objection** to the details submitted under application BE/16/25/RES following outline consent BE/150/22/OUT

**Sue Howell**  
**Leisure and Landscape Officer**  
Environment and Climate Change

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## Our priorities...



From: Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>

Sent: 22 October 2025 12:49

To: Tree Landscape <[Tree.Landscape@arun.gov.uk](mailto:Tree.Landscape@arun.gov.uk)>

Subject: Planning Consultation on: BE/16/25/RES

To: Parks and Landscapes

**NOTIFICATION FROM ARUN DISTRICT COUNCIL**

**TOWN AND COUNTRY PLANNING ACT 1990**

**Application No:** BE/16/25/RES  
**Registered:** 3rd March 2025  
**Site Address:** Land at Oldlands Farm Newlands Road Bognor Regis PO22 9NN  
**Grid Reference:** 494177 101453  
**Category:** Plan Applicat'n  
**Description of Works:** Approval of reserved matters following outline consent BE/150/22/OUT comprising of 3 No. units within Class B2 and/or B8 of the Use Classes Order (including ancillary office provision) with associated enabling works, parking, landscaping and sustainable drainage system with access off Newlands Road. This application is in CIL Zone 4 (Zero Rated) as other development.

I am able to inform you that I have received an amendment to the above application dated 17th October 2025 relating to:- Maintenance and Management Proposal and Planting Plan

If you should wish to make further representations as a result of this amendment, please make any further comment by **30th October 2025**.

[Click here to view the application, documents and make further comments](#)

**Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. We will aim to redact signatures, telephone numbers and email addresses but please help us by not incorporating them in the body of your text. Please make sure that you only include information that you are happy will be published in this way. If you supply information belonging to a third party, you must make sure you have their permission to do so.**

Yours sincerely

Emma Sheppard

Planning Case Officer- Arun District Council

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PLRECON (ODB) 2018