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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 28 April 2025 16:31
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: David Easton <David.Easton@arun.gov.uk>
Subject: Planning Consultation on: BE/23/25/DOC

Response to Planning Application

From: Arun District Council Greenspace

Date: 28 April 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

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**.

The soft landscape works and maintenance proposals for a 10 year period have been detailed within BCA Design Maintenance and Management Statement and within Drawings 2380/24-02 Detailed Planting Plan (sheet 1 of 2) Rev 03 and 2380/24-03 Detailed Planting Plan (sheet 2 of 2) Rev 03.

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

Sue Howell
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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 04 March 2025 09:48
To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Planning 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
Description of Works: Approval of details reserved by condition imposed under reference BE/150/22/OUT relating to condition number 7 - landscaping and layout.

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application and view the documents](#)

[Click here to view the original application and decision notice](#)

Should you wish to make any comments click on the link and click into ?Enter Comment? or if this is not possible email your response to planning.responses@arun.gov.uk by **18th March 2025**.

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.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

Yours sincerely

Mr D Easton

Planning Case Officer- Arun District Council

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Email: david.easton@arun.gov.uk