

Turley
The Pinnacle
20 Tudor Road
Reading
RG1 1NH

Date: 18th November 2025

Please ask for: Emma Sheppard

Tel:

Your Ref:

Our Ref: BE/23/25/DOC

Dear Mrs Barnes,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details reserved by condition imposed under reference BE/150/22/OUT relating to
condition number 7 - landscaping and layout.
Land at Oldlands Farm Newlands Road Bognor Regis PO22 9NN

Notification regarding the above application:

Condition Number 7

The landscaping and layout particulars to be submitted in accordance with Condition 1 for any phase or sub phase shall include:

- i. Details of all existing trees and hedgerows on the land, showing which are to be retained and which removed;
- ii. Details of the positions, height, design, materials and type of boundary treatment to be provided;
- iii. Details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree;
- vi. The detailed landscape design for the development including the layout and design of the public realm within the development.

No tree or hedge shall be felled, uprooted or otherwise removed before, during or after the construction period except where removal is indicated on a plan approved by the Local Planning Authority.

Reason: In the interests of amenity and of the environment of the development in accordance with Policies D DM1, HWB SP1, OSR DM1 and ENV DM4 of the Arun Local Plan 2011-2031.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The proposed details have been the subject of consultation with the Council's Park and Landscape Officer who has raised no objection to the proposal. The proposed details insofar as they related to this

condition are deemed acceptable and the condition is discharged in so far as submission of details relates and refers to Drawings 2380/24-02 Detailed Planting Plan (sheet 1 of 2) Rev 06; 2380/24-03 Detailed Planting Plan (sheet 2 of 2) Rev 06 and Landscape Works Maintenance and Management Proposal 2380 RP01 rev C received on 22nd October 2025.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning