

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Liz Annalls [REDACTED]
Sent: 02 March 2022 12:44
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Notification of an Environmental Statement FP/274/21/OUT

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Application No: FP/274/21/OUT
Site Address: Bognor Regis Golf Club Downview Road Felpham PO22 8JD
Description of Works: Outline planning application with all matters reserved, except means of access, for the erection of up to 480 new homes (C3), the formation of a new means of access onto Golf Links Road, together with the creation of new surface water drainage, new landscaping and habitat creation, ground works and other infrastructure and the retention and re-purposing of the retained club house (F2). This site also lies within the parish of Yapton, affects a Public Right of Way and is a Departure from the Development Plan. This application is subject to an Environmental Statement.

Due to the end the of SLA agreement with Chichester District Council relating to ecology advice at the end of March, the limited time available before this date and the scale and complexity of this application following discussions we unfortunately are unable to provide a detailed response to this application within the SLA time remaining. However, from doing a quick review of this application the following areas need to be addressed and considered for this application.

Ecology

There is a vast number of protected species surveys which are still ongoing for this site, these surveys along with any mitigation needs to be submitted as part of this application. Until complete survey data and reports are available for the species below, we are unable to determine the present of protected species on site and whether any mitigation proposed is suitable and licensable by NE (if applicable). Surveys are still required for;

- Bats – 12 trees due to be removed onsite require bat surveys, Building B1 – full survey data from 2021 needs to be provided for this. The summary within the Bat Report is not sufficient.
- Over wintering birds – survey ongoing
- Dormice – Full survey data required – though historical data was been provided from 2016, this is vastly out of date and can not be used as consideration as part of this application.
- Water voles – updated surveys required

Other areas which need consideration relate to

Hedgerows and woodland - there are very high value areas of hedgerow and woodland within the site. These areas must be retained, protected and enhanced during the development and into the future. This will include having an extensive buffer strip around the hedgerows and woodland and during construction fencing should be used to ensure this area is undisturbed. Any gaps should also be filled in using native hedge species to improve connectivity.

Lidsey Rife – This area is a high value habitat across the site and will needed to be protected and enhanced as part of the development. Further work will need to be done following the above surveys for this area particular due the use of the site by Barbastelle bats.

Bats – Due to the high level of bat activity on the site, there will need to be restrictions on lighting.

Reptiles – We require that further information for the mitigation of reptiles onsite is provided as part of this application.

Nesting Birds – We are satisfied that the mitigation proposed within the Bird Breeding Report (Nov 2021) is suitable.

Other species – Badgers and hedgehogs will need to be considered further as part of a future planning application.

Policy ENV DM5

In line with Policy ENV DM5 of the Arun District Local Plan information on Biodiversity Net Gain needs to be provided as part of the planning application prior to determination. We are pleased to see consideration is being given within the reports for this. However due to the very important green infrastructure across the site we require that this is developed further into a green infrastructure strategy for the site, including a management plan.

Kind Regards

Liz



Liz Annalls
Environment Officer
Environmental Protection
Chichester District Council

<http://www.chichester.gov.uk>



From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>
Sent: 24 February 2022 08:49
To: Environmental Strategy [REDACTED]
Subject: Notification of an Environmental Statement FP/274/21/OUT

To: Ecology Advisor

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Application No: FP/274/21/OUT
Registered: 11th February 2022
Site Address: Bognor Regis Golf Club Downview Road Felpham PO22 8JD
Grid Reference: 495157 100813
Category:
Description of Works: Outline planning application with all matters reserved, except means of access, for the erection of up to 480 new homes (C3), the formation of a new means of access onto Golf Links Road, together with the creation of new surface water drainage, new landscaping and habitat creation, ground works and other infrastructure and the retention and re-purposing of the retained club house (F2). This site also lies within the parish of Yapton, affects a Public Right of Way and is a Departure from the Development Plan. This application is subject to an Environmental Statement.

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)

This Application is the subject of an Environmental Impact Assessment

I am in receipt of the above application, please click the link below to view the Environmental Statement that has been submitted with this application.

[Click here to view documents available on our website](#)

[Click here to view the status of the application.](#)

I would be grateful for your electronic comments made either on line on the website or by emailing back to planning.responses@arun.gov.uk by **9th April 2022**

Please be aware that any comments you may make will be available on our website.

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

Email: david.easton@arun.gov.uk

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