

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

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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 20 April 2022 12:33
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: David Easton <David.Easton@arun.gov.uk>
Subject: Notification of an Environmental Statement FP/274/21/OUT

Response to Planning Application

From: Arun District Council Leisure & Greenspace

Date: 20/04/2022

Application ref: FP/274/21/OUT

Description: 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.

Location: Bognor Regis Golf Club Downview Road Felpham PO22 8JD

Determining Authority: Arun DC

Summary recommendation: Early and continued consultation throughout development progression would be welcomed. A landscape led development in this location would be advised in order to blend these proposals into the character of this local area.

The Environmental and DAS Statement information relating to landscape considerations appears to be comprehensive and would form a positive framework for the proposed development.

Comments

Relevant landscape designations

This proposed development site extends over an area of approximately 40 ha. And is presently the home of Bognor Regis Golf Club.

The site is located to the north of Felpham and Bognor Regis and is adjacent to the north/western edge of the built up area of Felpham. The site is bounded to the west by Lidsey Rife and to the north is the A259. To the east is the existing residential dwellings of Felpham and to the south/west are open fields.

There are no Special Protection Area (SPA), Ramsar or Site of Specific Scientific Interest associated with this site.

The site boasts numerous trees and hedgerows as part of the present golf course layout. A Tree Preservation Order ref TPO/FP/1/07 is in place which covers trees on the eastern boundary of the golf course.

South Downs National Park to the north.

Response

This proposal for this site is an 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.

The development proposals consists of two linked proposed developments, being the relocation of the existing Bognor Golf Club under application M/16/22/PL and the construction of new housing on the existing Bognor Golf Course (this application FP/274/21/OUT)

This site does not form part of any strategic allocation identified for development in ADCs adopted Local Plan 2011-2031 (July 2018) It would therefore be assumed that **CIL contributions would be sought** accordingly, these will need to include contributions towards playing pitches, sport, leisure, pools, halls and ancillary facilities as set out in ADC SPD Open Space, Playing Pitches, Indoor and Built Sports Facilities January 2020.

The design of the site should promote a high-quality development that respects, maintains and enhances the local landscape character. This new development should consider the character and distinctiveness of the area reflecting local design characteristics where possible and its setting with the surrounding countryside and rural fringe. All nature conservation features within the development site including existing habitats, trees, hedges, watercourses and other features should be incorporated into the site design and protected from change. There would appear to be many trees and areas of hedgerow and vegetation associated both within and adjoining this site.

Quality, well-designed Public Open Space will be fundamental to any proposal submission, these will need to accord with Arun District Councils OS SPD January 2020. There would be requirement for confirmation of the areas of public open space being proposed with this development, and clarification re quantum. There would appear to be adequate provision of POS being proposed with this application which is good to see. Consideration appears to have been made of existing topography and site feature and the Lidsey Rife corridor to the west which is an important environmental feature in this location, which will require protection and enhanced landscaping features to retain and enhance this existing asset. The ADC Open Spaces SPD January 2020 would require 39,600m² as a minimum of well connected, usable, quality POS provision within this development.

POS areas will need to connect within and beyond the development site promoting and enhancing footpath and cycle links and their use within the wider area. There are existing and established Prows associated with this site which would need further consideration to create meaningful connections to the wider area. Consideration should be made to the siting of open space and buffer areas and their use in softening and integrating the proposals with any existing residential development on this fringe. POS should be considered not only for any larger open character areas but also any perimeter buffer areas. These would be required to enhance the setting, to create sense of place, desirable living areas and distinctiveness within the plot areas. A design intent for tree planting to retain and enhance woodland within the site, and not just limit it to the boundaries would be encouraged. Planting within the boundaries will improve the species composition and diversify the age structure, woodland belt deepening will improve screening properties to neighbouring dwellings.

This development will trigger the requirement for play in the form of onsite LAP LEAP/NEAP provision, which would need to be suitable for location in material choice and play experience offer, Play would need to be assessable and inclusive in line with the Arun Design Guide SPD Jan 2021. Off-site allotment contribution would also be triggered from this development.

SuDS Policy W DM3 of the Arun Local Plan requires development to integrate SuDS into the overall design of the development. The primary purpose of SuDS is to minimise the impact of urban development on the water environment, reduce flood risk and provide habitats for wildlife. SuDS should increase the levels of water capture and storage. It is essential that SuDS do not impact on the usable levels of public open space whilst providing benefit in the correct capacity within the development and should not be included in the 'usable open space calculations'

Impact

The potential impact on the location would require that Landscaping be provided as mitigation towards screening and softening of the development. Consideration will be required re the access into the site and any resulting infrastructure and roadway impact on existing trees and hedges throughout the site.

Early consideration should be made of existing topography and assets and any considered tree works within the site in consultation with the LPA Tree Officer. Further information concerning the existing hedges across the site and any further TPO worthy trees will need to be provided. A tree condition survey of the application site will be required to highlight the importance and protection requirements of retaining these trees and hedgerows.

Mitigation/requirements

An existing green boundary is evident along the boundaries of this site and further enhancement and improvement to this made. A robust and detailed landscape scheme will be required within these proposals for all areas of development and POS to increase biodiversity net gain and habitat within this rural fringe site.

All greenspaces should be considered and valued and their connection for biodiversity and habitat explored. Tree specification should be at a size which allows instant impact, but which will establish and mature as the site develops.

There is a requirement for any scheme, in accordance with policy to be of High-Quality Design. The emerging landscape design aims should be:

- To design and implement a scheme that reflects and incorporates elements of its surroundings and enhances the atmosphere of local distinctiveness.
- To create a visually pleasing and interesting landscape for owners, employees and visitors to the development.
- To enhance the landscape quality of the site when viewed from the surrounding area.
- To provide a planting scheme that includes native species to blend with the surrounding location, enhance biodiversity and create enhanced wildlife corridor opportunity.
- To provide a sense of flow and cohesion between the different elements of the landscape, buildings, open areas and surrounding environment

In line with Policy ENV DM5 of the Arun District Local Plan information on Biodiversity Net Gain will need to be provided. An ES appendix 8.9 Biodiversity Net Gain Statement has been included within the application, this will need to clearly demonstrate what will be included within the scheme and what level of net gain will be created.

The submitted Environmental Statements addressing landscape aspects appear to be comprehensive and provide landscape strategy and visual appraisal detail. Ecological survey detail and LVIA will play an important role in the consideration of the suitability of the proposals within the landscape for this proposed development.

Key to the success of these proposals will be the linked re-location of the existing Bognor Golf Course facility if this existing sporting provision is not to be lost over just to housing.

A clear indication of the proposed future management of the open space must be set out. A clear directive of responsibility should be set out with this statement explaining how the differing typologies will be maintained ie responsibility of play and public realm areas.

Recommendation/Conclusion

Early and continued consultation throughout development progression would be welcomed. A landscape led development in this location would be advised in order to blend these proposals into the character of this local area. The Environmental and DAS Statement information relating to landscape considerations appears to be comprehensive and would form a positive framework for the proposed development.

Sue Howell
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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 24 February 2022 08:49
To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Notification of an Environmental Statement FP/274/21/OUT

To: **Parks and Landscapes**

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

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Telephone: 01903 737500 ex37361.

FLCONES (008) 2020