

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

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From: Liz Annalls [REDACTED]
Sent: 02 March 2022 12:23
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Notification of an Environmental Statement M/16/22/PL

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Application No: M/16/22/PL
Site Address: Land South of Grevatts Lane/A259 Climping
Description of Works: Laying out of an 18 hole 72 par golf course, a 9 hole golf course, practice greens and a driving range including a buggy compound; the formation of a new access onto the A259; construction of a club house with associated golf club facilities; the construction of a maintenance building and external area of hardstanding; the laying of parking, new roads and paths; new landscape planting; surface water drainage basins and water storage reservoirs; and other earth works and infrastructure. This application also lies within the parishes of Climping and Yapton, is a Departure from the Development Plan and affects a Public Right of Way. 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 presence of protected species on site and whether any mitigation proposed is suitable and licensable by NE (if applicable). Surveys are still required for;

- Bats
- Over wintering birds – survey ongoing
- Dormice – only 11 out of the required 20 visits has been made to date
- Riparian species – Updated surveys for these species are 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.

Ryebank Rife – This area is a high value habitat across the site and will need to be protected and enhanced as part of the development. Further work will need to be done following the above surveys for this area.

Bats – There are a number of trees onsite which have potential for roosting bats which may be subject to disturbance / removal as part of the proposal. These trees will need to be surveyed for bats as part of the planning process. Due to the high level of bat activity on the site, there will need to be restrictions on lighting, with no external lighting across the site.

Reptiles – We are satisfied that the mitigation proposed within the EA (Feb 2022) is suitable and can be conditioned.

Nesting Birds - Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season which takes place between 1st March – 1st October. If works are required within this time an ecologist will need to check the site before any works take place (within 24 hours of any work).

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 satisfied that the biodiversity enhancements recommended within the Biodiversity Net Gain Report (Feb 2022) are suitable and should be incorporated into the landscaping scheme. This report may need to be updated following the findings of the outstanding survey work still being undertaken.

Kind Regards

Liz



Liz Annalls
Environment Officer
Environmental Protection
Chichester District Council



From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>

Sent: 24 February 2022 09:04

To: Environmental Strategy [REDACTED]

Subject: Notification of an Environmental Statement M/16/22/PL

To: Ecology Advisor

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Application No: M/16/22/PL

Registered: 11th February 2022

Site Address: Land South of Grevatts Lane/A259 Climping

Grid Reference: 498885 101503

Category:

Description of Works: Laying out of an 18 hole 72 par golf course, a 9 hole golf course, practice greens and a driving range including a buggy compound; the formation of a new access onto the A259; construction of a club house with associated golf club facilities; the construction of a maintenance building and external area of hardstanding; the laying of parking, new roads and paths; new landscape planting; surface water drainage basins and water storage reservoirs; and other earth works and infrastructure. This application also lies within the parishes of Climping and Yapton, is a Departure from the Development Plan and affects a Public Right of Way. 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

Telephone: 01903 737500 ex37361.

PLCONES (ODR) 2020

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

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