



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: 21 April 2022 14:11
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: David Easton <David.Easton@arun.gov.uk>
Subject: Notification of an Environmental Statement M/16/22/PL

Response to Planning Application

From: Arun District Council Leisure & Greenspace

Date: 21/04/2022

Application ref: M/16/22/PL

Description: Laying out of an 18 hole 72 par golf course, a 9 hole golf course, practice greens and a driving range access onto the A259; construction of a club house with associated golf club facilities; the construction of a maintenance building; laying of parking, new roads and paths; new landscape planting; surface water drainage basins and water storage. This application also lies within the parishes of Climping and Yapton, is a Departure from the Development Plan subject to an Environmental Statement.

Location: Land South of Grevatts Lane/A259 Climping

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

The Application Site comprises of land located to the south of Grevatt's Lane at the eastern edge of the Bognor Regis urban area.

The site is located to the south of the A259; and is bounded to the west and east by agricultural land and to the south by the eastern edge of the village of Elmer. Baird's business park is located to the east of the site. There are no PROWs that pass through the main bodies of the north and south parcels and only one which separates the west and north parcels. All three parcels of land making up the site are presently farmed with little existing vegetation within the bodies of the parcels with the exception of that associated with the Ryebank rife.

This proposed development site extends over an area of approximately 73.7Ha (184.6 acres)

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

South Downs National Park to the north.

Response

This proposal is for an 18 hole 72 par golf course, a 9 hole golf course, practice greens and a driving range, including a buggy store; the formation of a new access onto the A259; the 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 earthworks and infrastructure.

Boundaries are delineated and protected by mature stands of vegetation of mixed densities and species.

The site is primarily used for agricultural (arable) purposes and is generally flat. The site comprises three field parcels and the boundaries comprise a variety of woodland, hedgerows and trees. Ryebank Rife separates the northern and southern fields. The site consists of three land parcels referred to as the west, north and south parcels. The west and north parcels are divided by a Public Right of Way (PROW); the north and south are divided by a hedgerow on either side of the Ryebank rife which runs west to east.

The proposed masterplan detail states that it has undergone an iterative design process combining robust technical assessment with best practice design guidance in order to create a distinctive development that relates well to both its urban and rural contexts.

The Masterplan detail also states that the proposals have been landscape led in order to sensitively integrate the development within the environment in which it will sit. The Green Infrastructure is proposed to retain as much of the existing features of the site as possible.

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

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.

Impact

The potential impact on the location would change the character of the existing arable setting, requiring that Landscaping be provided as mitigation towards screening and softening of the proposals. 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 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.

The orientation of fairways and proximity to existing highways would need to be considered and any hazard potentials explored.

Mitigation/requirements

Given the arable nature of the land, there is little existing vegetation internal to the site with the exception of that associated with the Ryebank Rife. While limited disturbance to the vegetation is proposed to allow a cohesive routing of the proposed golf course, this disturbance would need to be mitigated through additional planting and enhancement of that existing.

If approved, the resulting golf course under an agreed Management Plan could provide enhanced biodiversity habitat creation and provide an improved overall landscape quality of the land.

A robust and detailed landscape scheme will be required within these proposals for all areas to increase biodiversity net gain and habitat within this rural fringe site.

In line with Policy ENV DM5 of the Arun District Local Plan information on Biodiversity Net Gain will need to be provided. A 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 Assessment detail and a Softworks General Arrangement Planting Schedule 171-UW-P-B-025 (7) Rev A has been submitted. LVIA will play an important role in the consideration of the suitability of the proposals within the landscape for this proposed development.

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.

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 24 February 2022 09:04
To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Notification of an Environmental Statement M/16/22/PL

To: **Parks and Landscapes**

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

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Telephone: 01903 737500 ex37361.

PLCONES (008) 2020