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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 24 August 2022 15:22
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: David Easton <David.Easton@arun.gov.uk>
Subject: Planning Consultation on: M/16/22/PL

Response to Planning Application

From: Arun District Council Leisure & Greenspace

Date: 28/08/2022 Revised Consultation

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 in front of the A259; construction of a club house with associated golf club facilities; the construction of a maintenance building; parking, new roads and paths; new landscape planting; surface water drainage basins and water storage reservoirs.

also lies within the parishes of Climping and Yapton, is a Departure from the Development Plan and affects a Public F 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...*Substitute plans*

This revision to consultation comments is in response to the received amendment to the above application dated 21st June 2022 relating to:- amended plans to address consultee points and slight amendment to red line plans.

Dwgs: Proposed Access Arrangement – JNY10830-09F has shown amendments to access proposals and vegetation amendments to the visibility spays in this area. Landscape detail will need to be re-considered as a result of these amends however this should not pose any compromise to the setting or the scheme as a whole.

In addition to the above amends the consultation comments of 21/04/2021 remain and unchanged and valid (see below)

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.

Sue Howell
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Environment and Climate Change

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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 05 July 2022 12:04

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: M/16/22/PL

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: M/16/22/PL
Registered: 11th February 2022
Site Address: Land South of Grevatts Lane/A259 Climping
Grid Reference: 498885 101503
Category: Plan App with EIA
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 resevoirs; 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.

I am able to inform you that I have received an amendment to the above application dated 21st June 2022 relating to:- amended plans to address consultee points and slight amendment to red line plans.

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'Enter comment'.

[Click here to make further comments](#)

Please make any further comment by **4th August 2022**.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. We will aim to redact signatures, telephone numbers and email addresses but please help us by not incorporating them in the body of your text. Please make sure that you only include information that you are happy will be published in this way. If you supply information belonging to a third party, you must make sure you have their permission to do so.

Yours sincerely

Mr D Easton

Planning Case Officer- Arun District Council

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PLRECON (OOB) 2018