



17 December 2021

Our Ref: OJ/20.211

Neil Crowther Esq
Arun District Council
Civic Officers
1 Maltravers Rd
Littlehampton
BN17 5LF

Dear Mr Crowther

Bognor Regis Golf Club

Outline Planning application for the Construction of up to 480 new homes (C3), the formation of a new means of access onto Golf Links Road, the creation of new surface water drainage, new landscaping and habitat creation, ground works and other infrastructure. The retention and re-purposing of the retained club house (F2).

Hallam Land Management Limited

I am writing on behalf of my client, Hallam Land Management Limited and herewith enclose an outline planning application for the development described above.

Hallam Land Management Limited also intend to submit a second application for the relocation of the existing golf course to land south of Grevatt's Lane at the end of January 2022.

The two developments are interdependent on one another. The new golf course is required to be laid out to allow the relocation of the existing golf club and redevelopment of the existing golf course site for housing. The new golf course will not be constructed unless the housing scheme is consented at the existing course. Neither proposed development would happen independently of the other.

The Application Site

The Application – termed Site A across the suite of planning application documents - measures approximately 40ha. The Site currently comprises the existing Bognor Regis Golf Course and associated club house and car parking. Vehicular and pedestrian access is provided from Golf Links Road. The golf course comprises fairways, fairway trees and occasional drainage ditches. A practice green is also located close to the club house.

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. It is bounded to the west by Lidsey Rife, beyond which is the LEC Airfield, the railway line and areas of commercial development. To the north is the A259. To the east is the existing residential environs of Felpham and Downview Primary School to the south east. To the south are open fields extending to the B2259 and further afield Felpham.

The Proposed Development

The submitted planning application seeks outline planning permission for the following proposed development:

Construction of up to 480 new homes (C3), the formation of a new means of access onto Golf Links Road, the creation of new surface water drainage, new landscaping and habitat creation, ground works and other infrastructure. The retention and re-purposing of the retained club house (F2).

Of the reserved matters associated with an outline application - appearance, landscaping, layout and scale - have been reserved for subsequent approval. Means of access via Golf Links Road is not reserved for subsequent approval. This drawing is at *Appendix 2* of the Planning Statement.

A suite of parameter plans provide a pictorial explanation of the proposed development and are at *Appendix 3* of the Planning Statement. These are the 'controlling' plan which will govern the preparation of subsequent reserved matters applications.

The benefits of the Proposed Development

There is an identified shortage of available housing land in the District. To address this, the Council are, via its Interim Housing Statement, inviting planning applications for sites that are not allocated for housing development in the Local Plan. Whilst this Site is not within the defined Built-up Area Boundary, it is immediately adjacent to it and would, in these terms, represent a suitable location for new housing.

The provision of up to 480 new homes represents a substantial material benefit in the circumstances that exist. Similarly, the number of affordable homes will make an important contribution to meeting local housing need.

By relocating the Golf Club, new and additional facilities can be provided to ensure the long-term financial sustainability of Club and its contribution to local recreation opportunities.

Environmental Impact Assessment

The Applicant has deemed that together the proposed development of a new Golf Course and the redevelopment of the existing Golf Course comprise Environmental Impact Assessment Development under Schedule 2 Infrastructure Project 10(b) Urban Development and Tourism and Leisure Project 12(f) Golf Courses and Associated Development.

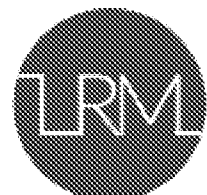
An Environmental Statement has therefore been prepared and is submitted with the two applications. This describes the potential environmental effects of the two proposed developments and the Project overall.

Planning Application Documents

The planning application prepared by Hallam comprises an extensive suite of plans, drawings and supporting documents. For convenience these have been listed in the Annex to this letter.

Future Working Arrangements

The Applicant wishes to work with the Council throughout the determination of this application and would be happy to attend meetings which the Council consider necessary.



Your sincerely,



Owen Jones MRTPI PIEMA
Director



Annex 1: List of Planning Application Documents, Plans and Drawings

Document/Plan/Drawing	Date
Application Forms	December 2021
Covering Letter	December 2021
Site Location Plan	171-UW-P-A-001
Land Use Parameter Plan	171-UW-P-A-005
Development Density Parameter Plan	171-UW-P-A-006
Building Heights Parameter Plan	171-UW-P-A-007
Green and Blue Infrastructure Parameter Plan	171-UW-P-A-008
Movement and Connectivity Parameter Plan	171-UW-P-A-009
Tree Retention Plan	171-UW-P-A-010
Illustrative Masterplan	171-UW-P-A-011
Proposed Site Access	JNY10830_04 D
Demolition Plan	171-UW-P-A-012
Topographical Survey (9 sheets)	70014820-BRGC-TOPO
Planning Statement • Affordable Housing Statement • Planning Obligations - Draft Heads of Terms • Interim Housing Policy Statement	December 2021
Design and Access Statement	December 2021
Sustainability Statement	December 2021
Statement of Community Involvement	December 2021
Sequential Test	December 2021
Residential Travel Plan	December 2021
Environmental Statement Volume 1 Non-Technical Summary	December 2021
Environmental Statement Volume 2 Main Text	December 2021
Environmental Statement Volume 3 Technical Appendices (see below)	December 2021
Environmental Statement Volume 4 Figures	December 2021

List of Environmental Statement Appendices

Appendix 1.1	Location Plan Site A
Appendix 1.2	Location Plan Site B
Appendix 2	Not Used
Appendix 3.1	Land Use Parameter Plan
Appendix 3.2	Development Density Parameter Plan
Appendix 3.3	Building Heights Parameter Plan
Appendix 3.4	Green and Blue Infrastructure Parameter Plan
Appendix 3.5	Movement and Connectivity Parameter Plan
Appendix 3.6	Tree Removal Plan
Appendix 3.7	Arboricultural Assessment (Site A)
Appendix 3.8	Access Drawing Golf Links Road
Appendix 3.9	Golf Course Land Use Parameter Plan
Appendix 3.10	Arboricultural Assessment (Site B)



Appendix 3.11	Access Drawing Grevatt's Lane (A259)
Appendix 4.1	Scheme Details for Cumulative Assessment
Appendix 5	Not Used
Appendix 6	Not Used
Appendix 7.1	Policies relating to Landscape
Appendix 7.2	Landscape Character Assessment
Appendix 8.1	Legislation and Policies relating to Ecology
Appendix 8.2	Ecological Appraisal (Site A)
Appendix 8.3	Bat Report (Site A)
Appendix 8.4	Breeding Bird Report (Site A)
Appendix 8.5	Great Crested Newt Report (Site A)
Appendix 8.6	Hazel Dormouse Report (Site A)
Appendix 8.7	Reptile Report (Site A)
Appendix 8.8	Riparian Mammal Report (Site A)
Appendix 8.9	Biodiversity Offsetting Report (Site A)
Appendix 8.10	Ecological Appraisal (Site B)
Appendix 8.11	Biodiversity Net Gain Calculation
Appendix 9.1	Flood Risk Assessment (FRA) for Site A
Appendix 9.2	Surface Water Drainage Strategy (SWDS) for Site A
Appendix 9.3	Flood Risk Assessment for Site B
Appendix 10.1	Transport Assessment (Site A)
Appendix 10.2	Transport Assessment (Site B)
Appendix 11.1	Detailed Construction Dust Assessment
Appendix 11.2	Construction Dust Risk Assessment (Site A)
Appendix 11.3	Construction Dust Risk Assessment (Site B)
Appendix 11.4	Air Quality Model Verification
Appendix 11.5	Emissions Mitigation Calculation
Appendix 12.1	Consultation with ADC concerning scope of Noise Assessment
Appendix 12.2	Legislation and Policy related to Noise
Appendix 12.3	Noise Monitoring Locations
Appendix 12.4	Baseline Noise Monitoring Report
Appendix 12.5	Road Traffic Noise Change Assessment
Appendix 12.6	ProPG Report
Appendix 13.1	Preliminary Conceptual Site Model (Site A)
Appendix 13.2	Preliminary Conceptual Site Model (Site B)
Appendix 14.1	Agricultural Land Classification
Appendix 15	Not Used
Appendix 16	Not Used
Appendix 17.1	Potential Significant Waste Effects
Appendix 17.2	Legislation and Policy relating to Waste
Appendix 18.1	Heritage Desk Based Assessment (Site A)
Appendix 18.2	Heritage Desk Based Assessment (Site B)
Appendix 18.3	Geophysical Survey (Site B)

