



20 June 2022

Our Ref: KC/20.211

David Innes
Arun District Council
Civic Officers
1 Maltravers Rd
Littlehampton
BN17 5LF

Dear Mr Innes

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) – LPA Reference: FP/274/21/OUT
Hallam Land Management Limited

I am writing on behalf of my client, Hallam Land Management Limited, in respect of the above application.

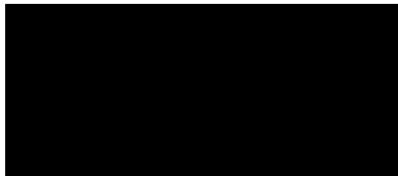
Following the submission of this planning application, a series of consultation responses have been received. In response to the consultee comments the Applicant's team have made minor adjustments to the scheme layout. These changes include the following:

- Amendment to the redline with a new site area of 39.56ha.
- Minor amendment to the Site Access in response to the comments received and resolved with West Sussex County Council Highways Officer.

These plans should supersede the previously submitted plans. For clarity, I have included an updated list of submission documents at Annex 1.

I hope this is clear and useful as part of the determination of this planning application.

Your sincerely,



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

Document/Plan/Drawing	Original Drawing Reference	Updated Drawing Reference
Application Forms	December 2021	
Covering Letter	December 2021	
Site Location Plan	171-UW-P-A-001	171-UW-P-A-001 Rev C
Land Use Parameter Plan	171-UW-P-A-005	171-UW-P-A-005 Rev B
Development Density Parameter Plan	171-UW-P-A-006	171-UW-P-A-006 Rev B
Building Heights Parameter Plan	171-UW-P-A-007	171-UW-P-A-007 Rev B
Green and Blue Infrastructure Parameter Plan	171-UW-P-A-008	171-UW-P-A-008 Rev A
Movement and Connectivity Parameter Plan	171-UW-P-A-009	171-UW-P-A-009 Rev B
Tree Retention Plan	171-UW-P-A-010	171-UW-P-A-010 Rev A
Illustrative Masterplan	171-UW-P-A-011	171-UW-P-A-011 Rev A
Proposed Site Access	JNY10830_04 D	JNY10830_04 F
Demolition Plan	171-UW-P-A-012	171-UW-P-A-012 Rev B
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	

(strikethrough indicates superseded)

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)

