



08 February 2022

Our Ref: KC/20.211

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

Dear Mr Crowther

Bognor Regis Golf Club

Full planning application the 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; 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.

Hallam Land Management Limited

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

Hallam Land Management Limited have also submitted a second application for the redevelopment of the existing golf course in December 2021.

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 Site – termed Site B across the suite of planning application documents - measures approximately 73.67ha. The Site is currently used as agricultural fields. It comprises three principal field parcels termed Western, Northern and Southern. It is located to the north of Elmer, Ancton, and Middleton-on-Sea, at the eastern edge of the Bognor Regis urban area.

To the south is the settlement of Ancton with residential properties situated along Ancton Way and Sunnymead Close with woodlands situated between the properties and the boundary of the Application Site. To the north, the Site adjoins the A259 Grevatt's Lane which is the main arterial route along the coastal plain extending from Littlehampton to Chichester. There is an agricultural access along the A259 into the Application Site. To the east is agricultural land and a small industrial complex;

Baird's Business Park, part of which is identified as a Waste Site in the West Sussex Waste Local Plan. To the west are agricultural fields.

The Proposed Development

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

the 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; 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.

The development extends across three field parcels as follows:

- Western Field: 9 hole golf course, and car parking.
- Northern Field: Club house, maintenance facility, driving range and range building, practice facilities, 1st hole and 18th green of the course.
- Southern Field: holes 2-17 and the 18th fairway

A suite of plans accompany the application and provide an explanation of the proposed development, these are included at *Appendix 3* of the Planning Statement.

The benefits of the Proposed Development

The new golf course would secure a number of benefits including the long-term financial sustainability of the golf club. The new and improved facilities would set a new and higher standard across Sussex for sports facilities.

There will be economic benefits of the larger club and increased employment opportunities for local residents. This has been assessed within the Environmental Statement as part of the socio-economic impacts of the proposed development.

The provision of the new golf course will promote health and well-being across the District.

It should also be recognised that through the relocation of the golf course the existing golf course site will be available for redevelopment and delivery of housing. This will aid in the identified shortfall across the District

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 Appendix 1 to this letter.

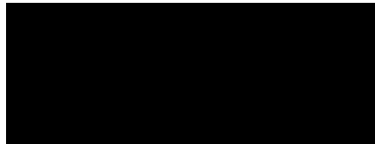
Fee

The planning application fee of £18,046.00 (including the service charge) accompanies this submission. The fee calculation summary is included at Appendix 2.

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,

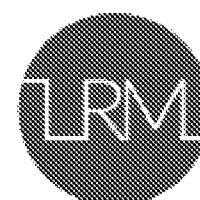


Kate Coventry
Planner
LRM Planning Ltd



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

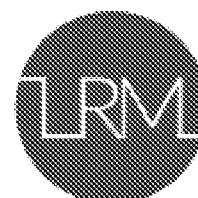
Document/Plan/Drawing	Date
Formal Planning Application Material	
Application Forms	February 2022
Covering Letter	February 2022
Site Location Plan	0-EGD_1352.400.01
Existing Site Plan	2-EGD_1352.402.01
Topography Plan	3-EGD_1352.403.01
Grading Plan	5-EGD_1352.405.01
Drainage Plan	6-EGD_1352.406.01
Proposed Site Plan	7-EGD_1352.407.01
Block Plan	9-EGD_1352.409.01
Irrigation Layout Plan	10-EGD_1352.410.01
GA Plan Clubhouse	BRGC-NOV-V1-00-DR-A-PL001
Roof Plan Clubhouse	BRGC-NOV-V1-01-DR-A-PL002
Elevations Clubhouse	BRGC-NOV-V1-XX-DR-A-PL003
Sections Clubhouse	BRGC-NOV-V1-XX-DR-A-PL004
GA Plan Green Keepers Facility	BRGC-NOV-V2-00-DR-A-PL005
Roof Plan Green Keepers Facility	BRGC-NOV-V2-01-DR-A-PL006
Elevations Green Keepers Facility	BRGC-NOV-V2-XX-DR-A-PL007
Sections Green Keepers Facility	BRGC-NOV-V2-XX-DR-A-PL008
Boundary Treatment Green Keepers Facility	BRGC-NOV-V2-XX-DR-A-PL009
GA Plan Driving Range	BRGC-NOV-V3-00-DR-A-PL010
Roof Plan Driving Range	BRGC-NOV-V3-01-DR-A-PL011
Elevations and Sections Driving Range	BRGC-NOV-V3-XX-DR-A-PL012
Halfway House, GA Plan, Elevations and Sections	BRGC-NOV-V5-00-DR-A-PL013
Irrigation Pump Station, GA Plan and Elevations	BRGC-NOV-V6-00-DR-A-PL014
Hard Landscaping Strategy 1 of 3	BRGC-NOV-V4-00-DR-A-PL101
Hard Landscaping Strategy 2 of 3	BRGC-NOV-V4-00-DR-A-PL102
Hard Landscaping Strategy 3 of 3	BRGC-NOV-V4-00-DR-A-PL103
Softworks General Arrangement 1 of 6	171-UW-P-B-025 (1)
Softworks General Arrangement 2 of 6	171-UW-P-B-025 (2)
Softworks General Arrangement 3 of 6	171-UW-P-B-025 (3)
Softworks General Arrangement 4 of 6	171-UW-P-B-025 (4)
Softworks General Arrangement 5 of 6	171-UW-P-B-025 (5)
Softworks General Arrangement 6 of 6	171-UW-P-B-025 (6)
Softworks Planting Schedule	171-UW-P-B-025
Softworks Reference Plan	171-UW-P-B-025
Proposed Access Arrangement	JNY10830_09C
Access Arrangements for Car Park	JNY10830_14A
Bridge Cross Section	JNY10830_15B



Rights of Way Details	171-UW-P-B-026
Access Details	171-UW-P-B-027
Work Place Travel Plan	JNY10830-04
Planning Statement • Planning Obligations - Draft Heads of Terms	February 2022
Design and Access Statement	February 2022
Sustainability Statement	January 2022
Energy Statement	February 2022
Lighting Strategy	February 2022
Drainage Statement	February 2022
Statement of Community Involvement	February 2022
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
Planning application material for reference only	
Local Access Plan	1-EGD_1352.401.01
Illustrative Masterplan	4-EGD_1352.404.01
Landscape Concept Plan	8-EGD_1352.408.01

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)



Appendix 2: Fee Calculation

Category: the erection of buildings e.g commercial, community, charity, residential (not dwellinghouses, agricultural or glasshouses)

Club house = 1407sqm
Driving Range and Buggy Compound = 502sqm
Greenkeepers = 883sqm
Halfway House = 23sqm
Balcony = 57sqm

Gross Floor Space = 2,872 sqm

Category – more than 75 sqm but no more than 3,750 sqm = £462 for each 75 sqm (or part thereof)

$(2872 / 75) = 38.3$ [rounded up to 39 as required]

$39 * 462 = £18,018$

Category: other material change of use of a building or land

Flat fee of £462 for other material change of use – waiver as applied by planning portal in accordance with fee regulations

Total = £0.00

Other

No reductions or exemptions applied

Total

£18,018

Total with Service Charge

$£18,018 + £28 = £18,046$

