



BOGNOR REGIS GOLF CLUB

STATEMENT OF COMMUNITY INVOLVEMENT

February 2022



Hallam Land
Management





Report Control

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1 Introduction

- 1.1 This Statement of Community Involvement (SCI) has been prepared by LRM Planning Ltd, on behalf of the applicant, Hallam Land Management Ltd in support of a full planning application for a new golf course on land south of Grevatt's Lane to Arun District Council.
- 1.2 An outline planning application has been submitted in respect of the redevelopment of the existing golf course for residential development. The existing golf course is termed Site A, and the relocation site is termed Site B across the suite of planning application documents.
- 1.3 This statement does not repeat the findings of the consultation for the outline planning application, instead the table of comments and design team responses for Site A is at *Appendix 1*.
- 1.4 The full application seeks permission for:

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.
- 1.5 A Site Location Plan for Site B is provided at *Appendix 2*.
- 1.6 Prior to the submission of the planning application the applicant's design team has undertaken a consultation exercise.
- 1.7 The public consultation has illustrated the interest in the future development of the Application Site from the local residents and Councillors.
- 1.8 The principal areas of public interest were for the support for the overall relocation project, queries over environmental assessments, queries over the management of the new golf course and comments on the impacts on trees.
- 1.9 The purpose of this document is to outline the public consultation undertaken. This document sets out the nature of the comments received and the design team's consideration and response.

Arun District Council's Statement of Community Involvement

- 1.10 The SCI has been updated in June 2020 to reflect the restrictions in place during COVID 19. However, the Statement does provide a framework for the Council to continue conducting their own consultations with the public.
- 1.11 This Statement does not require planning applications to conduct a certain level of public consultation.



2 Consultation

- 2.1 The applicant has formally engaged with West Sussex County Council Highways Department and the Environment Agency (EA), as well as provided updates to Arun District Council, as part of the preparation of the planning application.
- 2.2 The meetings with the highway authority discussed potential access points into the new golf course.
- 2.3 The consultation with the EA included matters such as flood modelling and groundwater abstraction.
- 2.4 The information from these discussions has been fed into the Environmental Statement as part of the wider assessment of the scheme.

Consulting the public

- 2.5 Due to the ongoing COVID 19 situation, and in line with Arun District Council's SCI, a decision was made on the consultation taking place online rather than an in person event to protect both the public and the design team.
- 2.6 The applicant undertook a leaflet drop during the w/c 23rd November 2021 to approximately 1,500 local residents and businesses in close proximity to Sites A and B. These areas are set out at *Appendix 3*.
- 2.7 A copy of the leaflet is included at *Appendix 4*.
- 2.8 An online website and specific consultation email was set up to present the overall relocation project to the public. The webpage is included at *Appendix 5*.
- 2.9 Following the leaflet drop an online consultation ran from Monday 29th November to Monday 6th December 2021.
- 2.10 This gave visitors to the website the opportunity to consider the proposals over a longer period of time than a conventional 'in person' public exhibition.
- 2.11 During this time members of the public were able to access the website, review proposals and provide comments.

Consulting stakeholders

- 2.12 The applicant also wrote to Middleton-on-Sea Parish Council, Felpham Parish Council, Clymping Parish Council, Yapton Parish Council, and relevant ward Councillors at Felpham East, Felpham West, Yapton, and Middleton-on-Sea inviting them to meet with representatives from Hallam Land and Bognor Regis Golf Club to discuss the proposals.
- 2.13 Two meetings were held with local stakeholders, the first was with Felpham Parish Council on the 2nd December 2021 and the second was with Middleton-on-Sea Parish Council on the 8th December 2021.
- 2.14 A wide range of matters were discussed with Felpham Parish Council, which focused on the new



residential neighbourhood. The discussion with Middleton-on-Sea Parish Council focused on the new golf course and covered matters including access arrangements and the public right of way at Site B.



3 Comments Received and Applicant's Response

Public Consultation Responses

- 3.1 In total, twelve members of the public commented in response to the relocation of the new golf course (Site B) during the consultation period.
- 3.2 In the table below the design team have reviewed and responded to the comments. The responses have been ordered in terms of frequency of response for that subject matter.

Comment	No. of responses out of 12	Response
In favour of new golf course at Site B and redevelopment	6	The applicant acknowledges this comment.
In relation to Site B, query over whether the Ancton Woods will remain	1	The proposals on the new golf course do not cause tree loss at Ancton Woods.
Concern over the loss of Carbon Dioxide (CO ²) sink with tree loss across both sites.	1	As part of the Environmental Statement there has been an assessment of Green House Gases and Climate Resilience. Alongside this there is a Sustainability Statement which sets out the measures taken to ensure these schemes as sustainable. There will be an overall gain in trees.
Concern over loss of local investment	1	Through the relocation of the golf course, it will help to secure the long term financial sustainability of the club allowing it to generate both more local economic growth and potential for employment for local residents. This is set out in the Golf Transition Management Position Statement which can be found at Appendix 4 of the Planning Statement for Site B.
What environmental studies are being complete?	1	As part of the planning application an Environmental Impact Assessment has been complete. This includes an Environmental Statement which has assessed all environmental topics.



Comment	No. of responses out of 12	Response
The new golf course should include drainage measures to prevent increased flooding elsewhere	1	The scheme has been designed to include a network of drainage features as part of the drainage strategy, these will restrict the surface water discharged from the site to the current greenfield rates. Additionally, the re-profiling of the site will ensure that there is no loss of floodplain. This ensures there will be no knock-on effects to existing residential areas in respect to flood risk.
Request for the golf club to adopt environmentally friendly management	1	As part of the planning application for Site B a Sustainability Statement has been prepared. This outlines all of the measures undertaken to achieve the Golf Environment Organisation Foundation Sustainable Development Certification.
Query over status of existing trees on Site B	1	A Tree Survey has been undertaken and forms part of the planning application for Site B.
Query over the level of public access (via footpaths) that will be available on Site B once the golf course is built	1	There is an existing Public Right of Way (PRoW) crossing Site B. This will remain in place along the boundary between the two field parcels and public access will continue to be delivered across the footpath and the Applicant does not propose to amend the existing route of the PRoW.
Concern over access to the new golf course from A259 and safety of this access	1	A Transport Assessment has been completed as part of the planning application for Site B. The Transport Assessment demonstrates this is a safe and suitable access point into the site can be provided.

- 3.3 To ensure there is value given to the public consultation process, the design team have considered the range of comments received throughout this process and have, where possible, incorporated suggestions into the design of the development and any proposed mitigation measures or responded



through the material that supports the application.

Public petition

- 3.4 The applicant has been made aware of a public petition against the relocation and redevelopment of Bognor Golf Course. On the 8th December 2021 there were 709 public signatures on this petition, people have signed this both from the local area who would be affected by the redevelopment of the existing golf course and also persons from further afield. This petition was in relation to the new residential scheme on Site A and not in relation to the new golf course proposed on Site B.



4 Conclusion

- 4.1 This report demonstrates there has been public consultation as part of the full planning application for the development of the new golf course. This consultation process ensured that the development proposals were presented to these groups of people and the design team reviewed and considered the responses.
- 4.2 Alongside the planning application, this report demonstrates that the issues raised within the consultation have either been addressed as part of the applications; justified in planning terms; or are not a material consideration that requires further consideration.
- 4.3 The finalised proposals that form part of the planning applications are therefore the result of an iterative process that has sought to engage the local community.



Appendix 1

Table of responses of the consultation for Site A

Comment	No. of responses out of 80	Response
Concerns regarding the traffic impact from the new residential neighbourhood and in particular on Downview Road and the junction with B2259	51	A Transport Assessment for both Sites A and B has been completed. This assessed the potential impact of traffic as part of the proposed developments. This matter is also assessed as part of the wider Environmental Statement. It is considered that through the use of appropriate mitigation on and off site the impact of traffic arising from the development is not significant. The Mitigation will include improvements to the Downview Road / B2259 junction by providing staggered pedestrian crossings on all arms and adjustments to the phasing of the junction, this in turn reduces delays and queues forming at the junction. Other off site improvements are proposed to the B2259/B2132 junction which will see widening on the B2259 Felpham Way arm.
Potential strain on existing infrastructure such as doctors and schools and timescales of delivery of any on or offsite infrastructure improvements arising from the new residential neighbourhood	46	The accompanying Environmental Statement has assessed the socio-economic impacts of the proposed developments. This includes an assessment of local education and healthcare facilities. It is considered that there is reasonable capacity within the local area to accommodate the developments on Sites A and B. However, through the determination of the applications should the District or County Council require monetary contributions to improve infrastructure, in order to mitigate any impacts of the proposals on local services, then these could be secured through planning obligations in a legal agreement. The new homes are also subject to Community Infrastructure Levy payments. These will provide monetary contributions to certain infrastructure projects across the District, including education. Therefore, it is considered that there would not be significant adverse impact on the local existing infrastructure.
Concern for the loss of countryside / greenspace at the existing golf course site and queries over how much is to be retained and what it will be	29	The proposals to redevelop the golf course will be removing the course at Site A. Whilst there is a PROW that crosses the course this is private land that is currently inaccessible to the public. Importantly, the golf course is not open countryside and is a heavily managed, maintained and used green space. As set out in the Design and Access Statement the proposals for Site A include substantial areas of parkland, woodland and wetlands that will be publicly accessible for recreation, as well as promoting health and well-being benefits and securing significant improvements for wildlife. In total, nearly 70% of the site area will be green / blue space and safeguards for its provision will be secured through the Parameter Plans.

		The open space provision is over and above the policy requirements of the Open Space Supplementary Planning Document. The table below sets out the provision on Site A against the requirements. This has been assessed as part of the Environmental Statement in Chapter 6. <table> <tr> <th>Type of open space</th><th>Requirement for proposed scheme (ha)</th><th>Proposed delivery on site</th></tr> <tr> <td>Parks and gardens</td><td>0.84</td><td>8</td></tr> <tr> <td>Amenity greenspace</td><td>0.63</td><td>6.7</td></tr> <tr> <td>Natural and semi natural</td><td>1.9</td><td>11.4</td></tr> <tr> <td>Equipped and designated play areas (LAPS and LEAPS)</td><td>0.26</td><td>0.5</td></tr> <tr> <td>Other outdoor provision (including NEAPS)</td><td>0.32</td><td>0.6</td></tr> <tr> <td>Allotments</td><td>0.26</td><td>0.5</td></tr> <tr> <td>Total</td><td>4.21</td><td>27.7</td></tr> </table>	Type of open space	Requirement for proposed scheme (ha)	Proposed delivery on site	Parks and gardens	0.84	8	Amenity greenspace	0.63	6.7	Natural and semi natural	1.9	11.4	Equipped and designated play areas (LAPS and LEAPS)	0.26	0.5	Other outdoor provision (including NEAPS)	0.32	0.6	Allotments	0.26	0.5	Total	4.21	27.7
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Concern for existing ecology and habitats on the existing golf course site	27	There has been an assessment of the ecological impacts arising from the proposed developments as part of the Environmental Statement. This demonstrates that through appropriate mitigation there are no significant adverse impacts from the development. The assessment includes a review of the existing ecological value on site. This is essentially restricted due to the current intensive management regime associated with the site's use as a golf course which limits the biodiversity value. The ecological value is restricted to the boundaries and internal pockets of woodland. The ditches throughout the Site are not currently managed for biodiversity. The Environmental Statement sets out that the proposal will secure the following ecological improvements: • The retention, enhancement and creation of habitats throughout Site A will benefit a number of fauna species. • The local bat population will benefit from increases in commuting, foraging and roosting resources, and the local bird population will benefit from increases in nesting opportunities. • Reptiles and water vole will both benefit from enhancement and creation of new optimal habitat with the GI. A Biodiversity Net Gain calculation for both sites has been undertaken. This demonstrates that there																								

		will be a net gain of at least 10%, as required by the Environment Act, on both sites.
Concerns regarding the level of traffic from the new residential neighbourhood and safety for road users travelling to and from Downview Primary School	23	As mentioned above a Transport Assessment has been conducted to assess any potential impact of development on the local highways. This includes safety and specifically safety for pedestrians and cyclists and access to local schools. This concludes that whilst there will be an increase in traffic movements arising from the new residential neighbourhood, suitable safe routes are available ensuring that there will not be a safety concern arising from the proposal. As part of the access arrangement into the new residential neighbourhood a new tabletop ramp is proposed which will assist in reducing vehicle speeds and ensure the speeds managed by the existing traffic calming features is maintained. The proposal includes upgrades to the existing PRow allowing pedestrians and cyclists to access the local schools via car free routes.
At Site A concern regarding development on a flood plain and an area at risk of flooding and any potential knock on effect to local residents	21	A Flood Risk Assessment has been prepared as part of the planning application. This demonstrates that the scheme will be safe from the risk of flooding for the lifetime of the development. There has been substantial flood modelling completed as part of this application which demonstrates that all residential development is located outside of areas at risk of flooding and all impacts are contained within the redline boundary. This modelling also includes the surface water flows through the existing residential area to demonstrate that there are no adverse impacts to local residents. A Sequential and Exception Test has also been prepared to accompany the planning application demonstrating that Site A is the most suitable site for the proposed residential development, to enable the overall relocation project of the golf course.
At the new residential neighbourhood, the suggestion to have alternative access arrangements including access to the/A259 or B2259	18	The Local Plan refers to an indicative route for the Enterprise Bognor Regis Link Road being safeguarded (Policy T SP3). The Movement and Connections Parameter Plan identifies a potential route for this, drawing upon published information by Bognor Regis Town Council, entitled Enterprise Bognor Regis. The submitted planning application is not seeking permission for this Link Road and this has not been assessed in the EIA; rather a corridor of land has been identified at the northern extent of the Site, consistent with the Bognor Enterprise illustration, that will be safeguarded to facilitate the potential construction of that new road in the future. The applicant anticipates that should planning permission be granted, the Section 106 Agreement will include obligations, including making this land available and financing the construction of that section of the Link Road (within the redline only), for delivery either by the District or County Council and subject to certain triggers being hit and criteria satisfied. For clarity, it will be the responsibility of other parties to secure planning permission for the

		Link Road and provide for its delivery on land outside of the application redline. Importantly, whilst the proposal would be served by a suitable access from Golf Links Road the Movement and Connections Parameter Plan indicates that onward vehicular connections to land to the north east of the site and then A259 would be possible. However, this is dependent on other parties bringing forward a development proposal there that provides for such onward connections and linkages.
In relation to Site A, there is a limit on the amount of new housing Felpham can have as a village	13	The adopted Local Plan requires a quantum of housing to be delivered each year, and currently the Local Planning Authority has identified a shortfall in delivery of housing across the District. Therefore, there is a need for housing in suitable and sustainable locations improving housing supply across the District. Specific concerns related impact on local services and the road network have been addressed above.
Concern regarding the existing Tree Preservation Order (TPO) and query over tree loss at the new residential neighbourhood	10	An Arboricultural Impact Assessment for Site A has been prepared to accompany the planning application. This sets out the tree removal which will take place as part of this development. All but one Category A trees will be retained; 22 groups and 13 individual Category B and C trees are proposed to be removed, amounting to an approximate area of 2.4ha, with 62 groups and 129 individual trees remaining. Circa 125 individual new trees will be planted across the site along with woodland, hedgerow and shrub planting extending across areas of some 4 hectares which will increase the diversity of habitats and will define areas of recreational open space, contributing to both amenity and ecology objectives. Overall, there will be a significant increase in the quantum of trees at the site.
Concerns regarding potential noise and air pollution/disturbance during construction and occupation of the new residential neighbourhood	9	As part of the Environmental Statement there has been an assessment of any potential significant impacts on noise and air quality during construction and occupation of the Site A and B schemes. Based on the results of the assessments, the effects are not considered significant. A Construction and Environmental Management Plan will be prepared prior to construction that will outline the appropriate measures undertaken to reduce any impact occurring from construction. These measures are set out in part within the Environmental Statement as well.
Concerns over sewage capacity and ability to meet demands of new development at the new residential neighbourhood	8	Consultation remains on-going with Southern Water Services to confirm the most appropriate connection point to the development but the 2017 MoU between Southern Water Services and Arun District Council outlines that there is capacity within Lidsey WWTW and Ford WWTW, which remains as the BEW sites have not yet commenced construction. Details on the utilities assessment can be found

		within the Design and Access Statement .
Comment that other local schemes are not delivering infrastructure to meet demands	5	The delivery of infrastructure in respect of other approved developments is a matter outside of the applicant's control. However, assessment on capacities in the local area for healthcare and education has been completed as part of the Environmental Statement and will be assessed further throughout the determination of the planning applications.
Concerns regarding social problems, including crime rates, with the local youth population and the increase in this population through the provision of more housing including affordable housing at the new residential neighbourhood	5	The housing mix proposed for the new residential neighbourhood, as set out in the Planning Statement , reflects the mix sought by the Council through the Strategic Housing Market Assessment. This will include a range of house sizes including family homes. At the detailed design stage there will be a Secure by Design process which will ensure the scheme is designing out opportunities for crime, including natural surveillance and street lighting designs. It is not considered that this proposed development on Site A would give rise to increased crime rates.
Query over what the exact locations of housing will be at the new residential neighbourhood and the any potential privacy concerns for existing residents	4	The planning application for Site A is outline with only access provided in detail. The rest of the design will be detailed as part of the Reserved Matters application, including layout, appearance, scale and landscaping, where elements such as exact distances between housing will be set out. However, the design will have to ensure that residential amenity is not impacted on and that privacy measures are in place in accordance with local and national planning policy.
Seeking clarification on the repurposing of the club house	4	The proposal provides for a new community facility at the existing club house. The potential activities that could take place here and detailed design considerations are under consideration.
Concern regarding the impact of the local gap from the new residential neighbourhood	3	The accompanying Environmental Statement has assessed potential landscape and visual impacts arising from the development proposals at Site A and B. The scheme on Site A includes substantial publicly accessible green space and has been designed to enhance the green infrastructure around the Rife. The gap Policy does not preclude new development but requires the development scheme to reflect the importance of maintaining separation between two settlements so that they retain their individual character. Development will only be permitted within the gaps where various criteria are met. The proposed development will change the character of Site A; fairways will be replaced by built development, new landscaping, water features and habitat creation. Importantly, new housing is contained to the eastern body of the site and the western, northern and southern extents will provide

		green infrastructure – 70% of the site will be green infrastructure. Indeed, development will be buffered to a minimum depth of 50m from the rife to the west of the site and screened with new planting to supplement existing tree lines. There will continue to be separation between Felpham and Bognor and the intervening space, albeit reduced to a degree, has a more productive and meaningful purpose achieving biodiversity net gain and public access to a substantial area of new parkland alongside the rife.
In relation to Site A, concern Shirley Drive may become a short cut for local drivers	2	The road layout as part of the access arrangements into the new residential neighbourhood will create a change in priority with the primary route leading from the site down Downview Road towards the B2259. This arrangement will assist in deterring drivers from using Shirley Drive as an alternative route.
In relation to Site A, conflict with the adopted Local Plan and Felpham Neighbourhood Plan policies	2	The Planning Statement discusses the adopted Local Plan and Felpham Neighbourhood Plan policies and performance against these.
Why the existing golf club cannot be upgraded and kept on Site A	2	The justification for the relocation of the golf course is set out in the Position Statement, prepared by Golf Transition Management, which is found at Appendix 4 of the Planning Statement. By relocating the Golf Club, new and additional facilities can be provided that support the Club in its vision to provide an outstanding golf and social experience and secure its long term financial sustainability. The current golf course suffers from a number of limitations: • drainage issues that restricts play for long periods in the winter; • increasing concerns about health and safety with complaints from residents on the site's boundary; • poor energy efficiency and increasing costs of maintaining the club house; and • limited and outdated facilities with significant upgrade costs. Moving to a new site would provide the opportunity for BRGC to create a club that is the benchmark for Sussex, both on and off the golf course. It will provide commercial sustainability for the club by allowing them to grow their golf and hospitality offering and bring it into line with the current and modern needs of golf. Enabling the relocation of the golf course and the provision of new and different

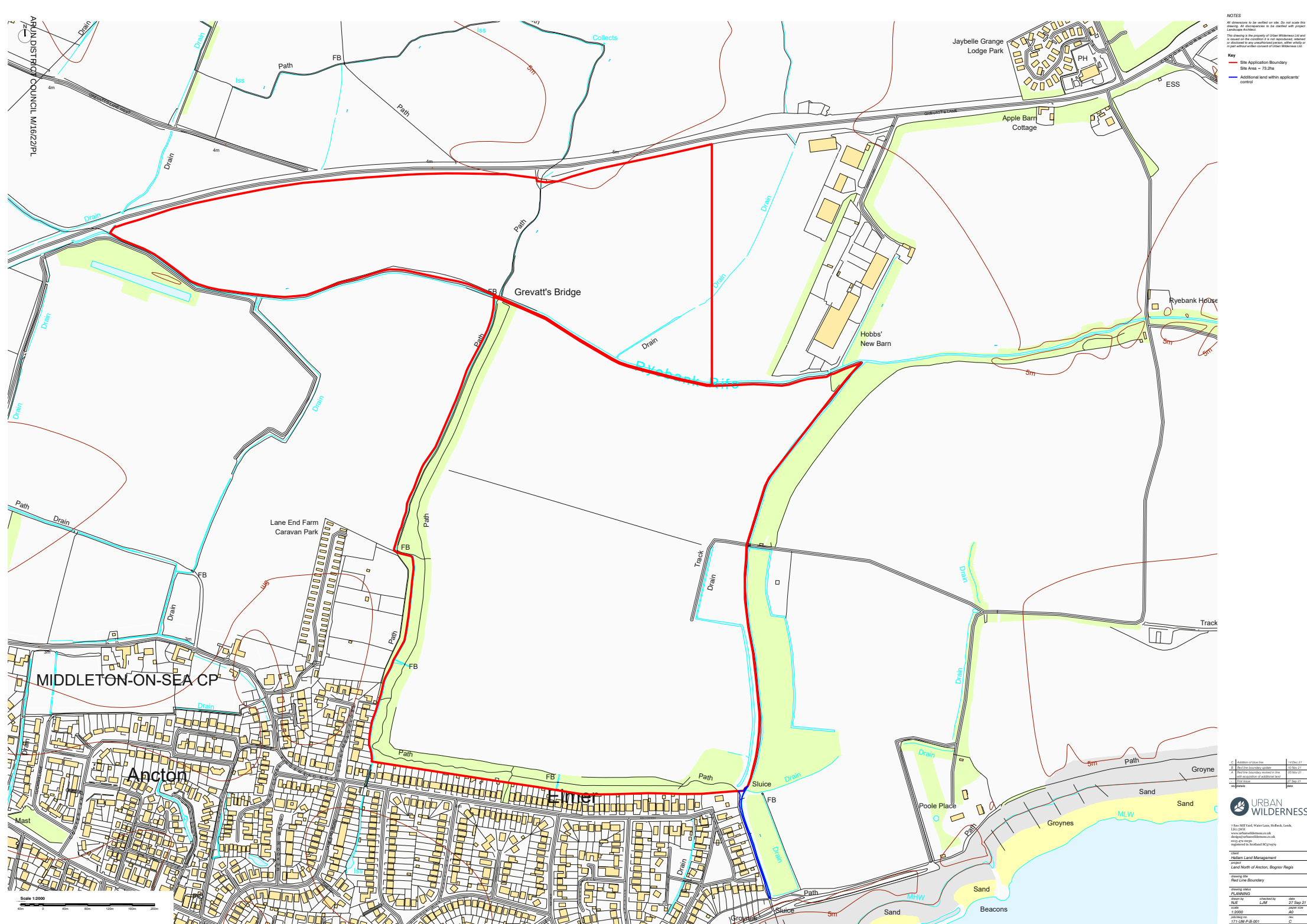
		facilities is a material benefit of the proposed development.
Support for new housing at Site A	1	The applicant acknowledges this comment.
Concern over the loss of Carbon Dioxide (CO ²) sink with tree loss across both sites.	1	As part of the Environmental Statement there has been an assessment of Green House Gases and Climate Resilience. Alongside this there is a Sustainability Statement which sets out the measures taken to ensure these schemes as sustainable. As mentioned above there is an overall gain in trees.
At Site A, query of what is the communal growing space?	1	The Illustrative Masterplan and Green Infrastructure Parameter Plan set out an area of 3,000sqm providing land for allotments for local food production.
At Site A, query of what development is to be in the overflow car park?	1	This area of land will be maintained as green infrastructure with no built residential development on this land.
Concern over loss of local investment	1	Through the relocation of the golf course it will help to secure the long term financial suitability of the club allowing it to generate both more local economic growth and potential for employment for local residents. This is set out in the Golf Transition Management Position Statement which can be found at Appendix 4 of the Planning Statement .
What environmental studies are being complete?	1	As part of the planning application an Environmental Impact Assessment has been complete. This includes an Environmental Statement which has assessed all environmental topics.
At the new residential neighbourhood, what levels of public transport and taxi access there will be for future residents	1	The road network within the development will be designed to accommodate the vehicles likely to access the site. The proposal does not include for any diversion of bus routes into the site as there are existing public transport connections within walking distance of the development which can be used by future residents.
Suggestion to include more amenities for children e.g. play areas at the new residential neighbourhood	1	The scheme includes a variety of public open space areas including play areas for local children across a range of age groups. Details of these play areas will be addressed at the next stage of detailed planning applications through the Reserved Matters stage.
Concern over levels of parking provided on Site A and risk of street parking by visitors in the existing local area	1	The outline planning application for Site A does not provide specific details on the level of parking for this scheme. This will be addressed as part of the reserved matters application, however it will be in accordance with local requirements. It is considered this level of parking is suitable for the scheme and

		will not cause local parking problems.
Concerns over the emergency access for Site A	1	There has been an emergency access route designed into the scheme separate from the proposed site access.
Support for the community facility on site	1	The applicant acknowledges this comment.



Appendix 2

Site Location Plan

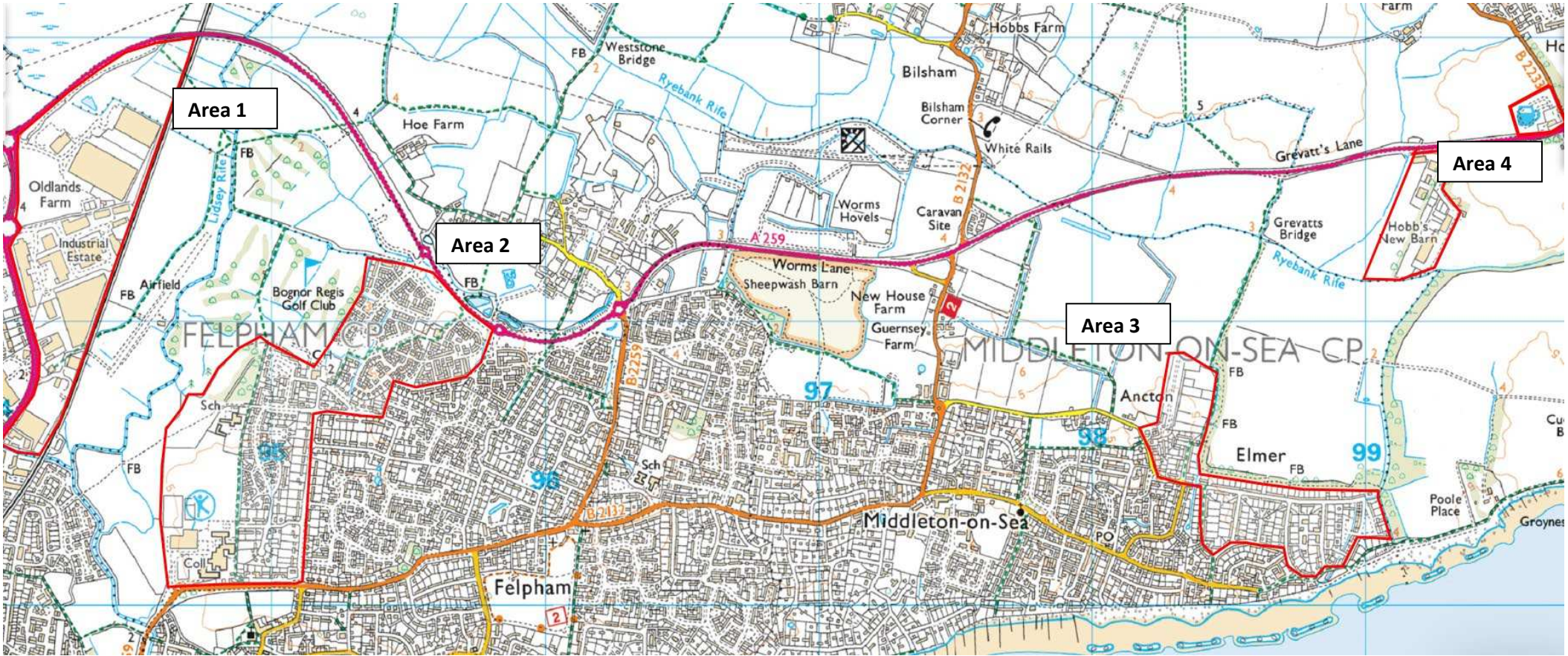




Appendix 3

Leaflet drop area

Bognor Regis Revised Consultation Area





Appendix 4

Consultation leaflet

BOGNOR REGIS GOLF CLUB

PROPOSED NEW COURSE AND NEW NEIGHBOURHOOD

COMMUNITY CONSULTATION

Please visit **www.bognorgolf-reimagined.co.uk** which will be live from 29 November – 06 December 2021, for details of the proposed new golf course and redevelopment of the existing course to provide new homes, space for a new community facility and extensive areas of parkland connecting to the Lidsey Rife.

Your comments on the proposal will be welcomed and details of how to provide these will be available on the website.





Appendix 5

Consultation website

