



BOGNOR REGIS GOLF CLUB

PLANNING STATEMENT

February 2022



Hallam Land
Management





Report Control

Project: Bognor Regis Golf Club

Client: Hallam Land Management Limited

Job Number: 20.211

File Origin: 20\20.211 Bognor Golf Course\9 Applications\Site B\Planning Documents\Planning Statement

Document checking

Primary author: Kate Coventry

Initialled: KC

Review by: OJ

Initialled: OJ

Issue	Date	Status	Checked for issue
1	06/01/2022	Draft	KC
2	31/01/2022	Final	KC



Contents

Executive Summary.....	4
1 Introduction.....	6
The Application Site.....	6
The Partnership.....	6
The Proposed Development.....	6
The benefits of the Proposed Development.....	7
Environmental Impact Assessment.....	7
Planning Application Documents.....	7
Planning Statement	7
2 The Site and its Surroundings.....	9
3 The Proposed Development	10
Application Plans	10
Built Development	10
18 hole par 72 Golf Course	11
9 hole Short Course.....	11
Green Infrastructure	11
New Planting	11
Means of Access	12
Drainage.....	12
Planning Obligations	13
4 The Development Plan.....	14
Arun District Local Plan	14
Health, Recreation and Leisure	15
Employment and Enterprise.....	15
Design.....	16
Green infrastructure, landscape character and the natural environment.....	16
Transport	18
Soils.....	18
Building Conservation and Archaeological Heritage.....	18
Water	18
Waste Management.....	19
Quality of the Environment.....	19
Clymping Neighbourhood Plan	20
Yapton Neighbourhood Plan.....	21
Minerals and Waste Local Plan	21
5 National Planning Policy Framework	22
Synthesis.....	22
6 Summary and Conclusions	23
The Application Site.....	23
The Proposed Development.....	23
The Decision Making Framework.....	23



Conclusion..... 24

Appendix 1	Site Location Plan (drawing no 0-EGD_1352.400.01)
Appendix 2	Access Drawing (JNY10830-09 C)
Appendix 3	List of Planning Application Documents
Appendix 4	Bognor Regis Golf Club Position Statement



Executive Summary

- 1) The applicant, Hallam Land Management Ltd, is working in partnership with Bognor Regis Golf Club to secure the long-term future of the Golf Club through relocation to a benchmark new venue at land south of Grevatt's Lane that will be facilitated by the redevelopment of the existing course at Felpham for 480 new homes and extensive areas of publicly accessible parkland.
- 2) The Club faces a number of fundamental challenges at the existing site, including drainage, health and safety issues, outdated and limited facilities, high operational costs, need for extensive investment in refurbishment and encroachment from external development pressures. In order to ensure the Club's long-term financial sustainability, it will be necessary for them to relocate to another larger site as there is no space available at the current site to grow. The proposal will enable the Club to relocate to a modern venue that provides golf, service and hospitality that are recognised as the benchmark for Sussex. This is essential in how the Club intends to deliver their Vision *"To establish Bognor Regis Golf Club as a leading Members' Golf Club and to ensure an outstanding golf and social experience for our members, their families and our guests."*
- 3) As part of the overall project for the relocation of the golf course a full planning application has been prepared. This Planning Statement supports the full planning application for the new golf course, termed Site B across the planning application documents.
- 4) The proposals include *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.*
- 5) The Application Site is located outside of the defined settlement boundary and is subject to countryside policies. The use of the land as a golf course is identified as an acceptable scheme within the Development Plan for the countryside.
- 6) Its location within the Middleton-on-Sea and Littlehampton settlement gap is also relevant but as a matter of principle, the policy framework does not preclude new development; rather it requires the development scheme to reflect the importance of maintaining separation between the two settlements. The scheme design ensures there is no actual or perceived coalescence of the two settlements and the proposals accord with the Development Plan.
- 7) The new golf course would secure a number of benefits, including:
 - the securing of the financial sustainability of the golf club;
 - the new and improved facilities, setting a new and higher standard across Sussex for sports facilities;
 - the economic benefits of the larger club and increased employment opportunities; and
 - the continuous promotion of health and well-being across the District.
- 8) 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.

- 9) These reasons, and notwithstanding the Application Site's status in the Development Plan, indicate that planning permission should, in this instance, be granted.



1 Introduction

- 1.1 This Planning Statement accompanies a full planning application submitted by Hallam Land Management Ltd (Hallam) for the relocation of the Bognor Regis Golf Club (BRGC), including new and additional golf club facilities.
- 1.2 A separate outline planning application is being submitted for the redevelopment of the existing Bognor Regis Golf Club for new homes and parkland.

The Application Site

- 1.3 The Application Site – termed Site B across the suite of planning documents – is defined at *Appendix 1* and measures 73 ha in size.
- 1.4 It is primarily used for agricultural (arable) purposes and is generally flat. It comprises of three principal field parcels termed Western, Northern and Southern. Its boundaries are formed by a variety of woodland, hedgerows and trees.

The Partnership

- 1.5 Founded in 1892, BRGC endorses the traditional values in golf of integrity, courtesy, consideration and respect for others. At BRGC these traditional golf values are combined with competitive and social golf, as well as a thriving social environment to create an enjoyable experience for all members. Whilst ensuring the present facilities provide the best experience for members and visitors today, the Club also believes that it should provide opportunities for future generations locally to enjoy the game of golf and the friendship and camaraderie it brings.
- 1.6 In April 2017, at an Extraordinary General Meeting of the club, the members voted overwhelmingly in favour of entering into a Promotion Agreement with Hallam. This provided a framework for a development partnership to facilitate the relocation of the Golf Club and develop a new venue that will ensure the Club's long-term future.
- 1.7 Hallam is part of the Henry Boot Group of Companies specialising in the promotion of strategic land and unlocking complex and diverse planning and development challenges. Hallam has over 30 years' experience facilitating new development by planning, designing and delivering the blueprint for places where people want to live, work and play across the UK from 7 regional offices.

The Proposed Development

- 1.8 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.

- 1.9 Means of access via the A259 is shown on drawing JNY10830-09C at *Appendix 2*.
- 1.10 A suite of plans provides a pictorial explanation of the proposed development and are included in



the table of application documents at *Appendix 3*.

The benefits of the Proposed Development

- 1.11 By relocating the golf course, new and additional facilities can be provided that support BRGC in its vision to provide an outstanding golf and social experience.
- 1.12 The current golf course suffers from a number of limitations, including:
- drainage issues that restrict 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.
- 1.13 Information regarding the relocation of BRGC is included within a Position Statement at *Appendix 4*. 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.

Environmental Impact Assessment

- 1.14 The Applicant has deemed that together the creation 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*.
- 1.15 An Environmental Statement (ES) 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. The assessment of the potential environmental effects of the proposed development has concluded that it can proceed without causing an unacceptable impact on either the local or wider environments. In many respects, overall, the scheme will be beneficial.

Planning Application Documents

- 1.16 The planning application prepared by Hallam comprises an extensive suite of plans, drawings and supporting documents. For convenience these have been listed in *Appendix 3*.

Planning Statement

- 1.17 This Planning Statement provides an overarching explanation of the nature of the development proposed for the new golf course. It identifies relevant planning policies in the Development Plan and explains why the proposed development accords with a great many of those policies.
- 1.18 In this Statement the information is set out in the following Sections:
- Section 2 describes the Application Site and its surroundings
 - Section 3 provides details of the proposed development and its components



- Section 4 explains the Development Plan planning policy framework provided by the Arun Local Plan and neighbourhood plans, as well as other planning guidance documents
 - Section 5 explains the National Planning Policy Framework
 - Section 6 provides a summary of the justification for the proposed development
- 1.19 A separate Planning Statement has been prepared for the redevelopment of the existing golf course at Site A. Where relevant and necessary, information has been reproduced across both documents.



2 The Site and its Surroundings

- 2.1 This Section describes the Application Site and its surroundings.
- 2.2 The Application Site – termed Site B across the suite of planning application documents – is defined at *Appendix 1* and measures approximately 73.67ha in size. 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.
- 2.3 The land is primarily used for agricultural (arable) purposes and is generally flat. Its boundaries comprise a variety of woodland, hedgerows, and trees. The woodlands adjoining the Application Site's western and southern boundaries are subject to Tree Preservation Orders (ref: TPO/M/2/91 and TPO/M/1/91).
- 2.4 To the south is the settlement of Ancton with residential properties situated along Ancton Way and Sunneymead 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 from 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.
- 2.5 There is an existing Public Right of Way (PROW) within the woodland that adjoins the western boundary of the Site (ref: 165) and passes between the Northern and Western field parcels.
- 2.6 The Application Site is not part of, nor does it house any statutory designations. It is situated in the 'Gap between Settlements' designation between Middleton-on-Sea and Littlehampton, as shown in the Arun Local Plan.
- 2.7 There are three Listed Buildings within approximately 500m of the Application Site, these are: Ancton House Hotel (Grade II); Manor Farmhouse Ancton (Grade II) and High Kettle Cottage (Grade II). None of these designated assets are considered sensitive to change by the proposed development due to a combination of topography, the distance from the site and the built-up nature within which they are located.
- 2.8 Habitats onsite comprise the arable fields divided by the Ryebank Rife and bordered field margins, ditches, broadleaved woodland, hedgerows, and tree lines. The habitats onsite are suitable to support badger, bats, breeding birds, dormice, reptiles, and riparian mammals.
- 2.9 There is one watercourse, the Ryebank Rife, which passes through the middle of the Site, and there are drainage ditches along the site's boundaries.



3 The Proposed Development

- 3.1 This is one of two planning applications being submitted in relation to the relocation and redevelopment of Bognor Regis Golf Club.
- 3.2 These two developments are inter-related and mutually dependent; the new golf course is required to be laid out to allow the relocation of the existing golf club and its redevelopment 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.
- 3.3 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.

Application Plans

- 3.4 The planning application plans are set out in *Appendix 3* and provide a pictorial explanation of the proposed development.

Built Development

- 3.5 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.
- 3.6 The club house, maintenance facility and driving range are located in the northern field parcel as shown on the Proposed Site Plan. The car park, providing 222 number of spaces including 176 car spaces, 4 disabled spaces and an overflow area for 42 cars, is located in the Western field parcel. There are an additional 7 spaces located outside of the main clubhouse, including 2 disabled space. The maintenance facility includes 12 car parking spaces for staff. At least 20% of the total number of spaces will comprise electrical vehicle charging.
- 3.7 The club house is a single storey building with a footprint of 1407 m² with an additional balcony of 57 m² and a maximum eaves/ridge height of 7.1 meters, reaching 7.5 meters with the chimney. This contains hospitality areas, changing rooms, offices, and ancillary rooms. The club house is set on a plinth at 5.00 meters AOD. The maintenance facility is also a single storey building with a footprint of 883 m² and maximum eaves/ridge height of 6.0 meters. This construction houses a maintenance vehicles workshop, various stores, offices, and staff change rooms.
- 3.8 The driving range is a maximum height of 5.0 meters and has a footprint of 502 m². This building will include 15 bays, 10 of which will be covered. There is a buggy store compound connected to the driving range, which will house 12 buggies.



- 3.9 There is a halfway house included within the southern parcel of the Application Site. This has a footprint of 23 m² and will be single storey in height.

18 hole par 72 Golf Course

- 3.10 The 18 hole golf courses measures 6,158 meters (6,735 yards) in length. It comprises fairways, elevated tee boxes, greens, bunkers, water features and landscaping.

9 hole Short Course

- 3.11 The 9 hole short course measures 1,269 meters (1,388 yards) in length. It comprises fairways, elevated tee boxes, greens, bunkers, water features and landscaping.

Green Infrastructure

- 3.12 All of the boundary vegetation is retained other than where the existing access is widened from the A259. The formation of the access results in the loss of approximately 70m of hedgerow to accommodate the visibility splays. New hedgerow planting is proposed to compensate for that loss.
- 3.13 All of the vegetation astride the Ryebank Rife is retained save for two sections removed to allow access between the Northern and Southern fields. New planting is proposed to compensate for that loss. Access for maintenance of the Rife has been retained.
- 3.14 An Arboricultural Assessment has been prepared and accompanies the application. This shows the extent of trees to be retained, trees to be removed and new tree and hedgerow planting. Trees to be removed in their entirety are summarised in table below.

Table 3.2 Tree resources and number of trees and groups to be removed

	Category A	Category B	Category C	Category U
No. of individual trees to be removed	0	0	0	0
No. of Tree Groups to be removed in entirety	0	0	5	0
No. of Hedgerow to be removed in entirety	0	0	2	0

- 3.15 For tree and hedgerow removal please refer to the Arboricultural Assessment.

New Planting

- 3.16 Areas are shown on the Proposed Site Plan that illustrates where new planting is proposed. This will comprise of species rich grassland, new tree and shrub planting including: circa 1,000 linear meters of native hedgerow; circa 750 singular specimen ornamental and native trees; 0.64ha of woodland matrix planting; and circa 4.35ha of proposed native shrub area.
- 3.17 There will be a minimum 10m planting buffer along both sides of the rife that will create a physical barrier, slow surface runoff from the golf course, prevent erosion of the banks and provide a habitat for wildlife. While one side of the rife will need to be kept open to allow for maintenance access, species diversity along the rife will be improved through management and the supplementary planting of scrub, meadow, and specimen trees where appropriate.
- 3.18 Through the proposed green infrastructure on site there will be a biodiversity net gain of at least 10% in line with the requirements of the current Environment Act.



Means of Access

- 3.19 The access details for which permission is sought at the present time is shown on the Access Plan (ref: JNY10830_09C).
- 3.20 This is comprised of a new priority junction being formed on to the A259 along the Site's frontage. A right turn lane is also introduced with a localised widening of the road to accommodate this. Visibility splays of 4.5m x 215m are shown corresponding with the speed limit of the A259; these require the removal of Category C trees only. These features will be replaced within the Site boundary. The site entrance will include soft features including mounding and native hedgerows along with estate railings. There will be signage introduced at the entrance to direct visitors into the site. These details are shown in the accompanying Design and Access Statement.
- 3.21 A new road will be constructed from this access point to the new car park in the location shown on the Proposed Site Plan. The new road will be a 2 way carriageway way with a minimum width of 4.8m with a 2m footway. It will extend some 140 meters into the site and will provide access to the club house, car park and maintenance facility. To access the car park, the road will cross the PROW and pedestrian measures will be provided.
- 3.22 There will be improvements to a section of the existing PROW as part of the scheme, including: this stretch will be improved with a loose substrate surface at 3 meters wide with a 1 meter maintained grass strip either side; and there will be a new connection between the PROW and crossing on Grevatt's Lane running along the northern boundary. As part of the off site highway mitigation works there will be a refuge island included on the A259 to enable a pedestrian and cycle crossing point.
- 3.23 Access to the maintenance facility is via a spur off of the main club access road. This will be used for relevant deliveries (materials, aggregates etc) associated with course maintenance, as well as the main access for green keeping staff. For daily light deliveries / drop offs to the main clubhouse there is a layby outside of the main entrance, accessed via the roundabout beyond the main entrance to the carpark. For larger deliveries / pickups (clubhouse stock, keg and barrel deliveries, refuse and recycling pickups, and maintenance access to the plant room) there is a service area to the west of the club. This is positioned such that these operations can take place without causing disturbance to the daily functions of the clubhouse.
- 3.24 The car parking provision is for 241 car parking spaces; this represents a 100% increase in available car parking compared to the existing golf club. In accordance with West Sussex County Council's Parking Standards, as the number of parking bays is greater than 50, at least 20% of the total number of spaces will comprise electrical vehicle charging. There will be 6 disabled parking spaces. There will three cycle stands provided, these will be located close to the Golf Club entrance and accommodate up to 6 cycles. These racks will be in a lit and sheltered location.

Drainage

- 3.25 The Proposed Site Plan identifies water bodies which will store water for irrigation purposes, including surface water run-off recycled through the drainage scheme, one located in the Western field and the other in the Northern field. In contrast to the other water bodies, these two ponds will be lined so as to store water permanently and avoid infiltration. The two lined water bodies measure 18,200m² with a combined volume of 55,000m³.
- 3.26 An area of land adjacent to the Ryebank Rife is subject to flooding in the 1 in 100 years plus 25%



climate change event. The flood risk will be appropriately managed with no loss of floodplain as a result of the re-profiling works. The golf course has been designed to avoid tees, greens and bunkers being within areas that might flood. Positive drainage measures are introduced to reduce the duration of any flood event on the fairways.

Sustainability

- 3.27 To align with national and local policy, and industry good practice, the sustainability ambitions of the proposed development, as set out in the accompanying Sustainability Statement, are to:
- Increase the overall net habitat / biodiversity levels by more than 10% across the property from 2020 levels.
 - Proposing improvements to a section of the PROW that passes through the site and provision of a new footpath connecting that PROW to a new pedestrian / cycle crossing on the A259, which will allow connections to the PROW on the north side of the road.
 - Reducing overall water demand and maximising the use of re-captured water from on site. This would involve capturing course run off, surface and rainwater run off, and greywater from the clubhouse, maintenance buildings and washdown areas.
- 3.28 The Sustainability Statement demonstrates how the golf course scheme is working towards the Golf Environment Organisation Foundation Sustainable Development Certification.
- 3.29 The Applicant has instructed Ridge consultants to complete a BREEAM assessment. The consultants have undertaken a pre-assessment as part of the preparation of the planning application. The proposed club house seeks to achieve BREEAM very good.

Planning Obligations

- 3.30 In the event planning permission is granted, there will need to be a Section 106 Agreement that includes the various planning obligations.
- 3.31 The Applicant has considered what would be included in the Draft Heads of Terms. Due to the nature of the scheme the obligations would relate to the following:
- Footpaths Improvements – improved surface treatments and refuge island crossing on the A259.
 - Junction Improvements – including a ghost lane for the right hand turn from the A259 into the Application Site.
 - Cycle Improvements – including the 3m wide shared footway and cycleway on the south side of the A259 between the proposed junction improvements and the site access.



4 The Development Plan

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires an application for planning permission to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 In this instance, the Development Plan is comprised of the following:
- a. The Arun District Local Plan which was adopted in July 2018 and covers the period to 2031;
 - b. The Clymping Neighbourhood Plan was adopted in January 2016;
 - c. The Yapton Neighbourhood Plan which was first made in 2014 and is currently being revised; and
 - d. The West Sussex Minerals and Waste Local Plans.
- 4.3 The Development Plan Policies relevant to the Application Site and the proposed development are discussed in the following paragraphs.

Arun District Local Plan

Countryside and Gap

- 4.4 The Application Site lies immediately adjacent to, but outside, the delineated Built-Up Area Boundary and is therefore situated within Countryside.
- 4.5 **Policy C SP1** states development in countryside locations will be permitted where it is for *inter alia* quiet, informal recreation and green infrastructure. Paragraph 7.3.6 of the Local Plan lists different typologies of green infrastructure within the District and includes “golf courses”. The proposed golf course can also be considered to comprise quiet recreation. The inclusion of the golf club facilities is considered essential infrastructure to accompany the delivery and implementation of the golf course itself and is appropriate development within the Countryside in accordance with the Policy.
- 4.6 As a matter of principle, there is no conflict between the proposed development and its countryside location, and it accords with **Policy C SP1**.
- 4.7 **Policy SD SP3** concerns Gaps Between Settlements. To retain the settlement structure of the District, the generally open and undeveloped nature of the certain gaps between settlements, as identified on the Policies Maps, are protected to prevent coalescence, and retain their separate identities.
- 4.8 The 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.
- 4.9 The Application Site is situated within an area of land between Middleton-on-Sea and Littlehampton, which has been identified and designated as a Gaps, as per the Policy. The area of land covered by this designation is extensive, measuring approximately 5km in width and encompassing some 500 hectares of land.



- 4.10 The open nature of the proposed development and careful placement of the associated buildings ensures that the integrity of the Gap would not be compromised; there will be no actual or perceived coalescence between these settlements. The proposed development would not undermine the separation between these two settlements and would not lead to a change in the identity of either settlement. The undeveloped nature of the coast between Elmer Beach, Clymping Beach and West Beach would not be affected by the proposed development and would be retained.
- 4.11 The gap is characterised by the sporadic buildings, often set deep within the sites, with landscaped screening from green infrastructure. This placement of the buildings ensures there is limited intervisibility when passing along the A259, and with visual impact from more distant locations. The layout of the scheme places the golf club house and associated buildings in a set back location from the A259 and is in keeping with the local character of the gap.
- 4.12 As a matter of principle, there is no conflict between the proposed development and its location within the Gap between Middleton-on-Sea and Littlehampton and it accords with **Policy SD SP3**.

Health, Recreation and Leisure

- 4.13 The application for the new golf course is inter-related with that of the redevelopment of the existing golf course, and the development proposed under this application would not proceed without the related housing development. Accordingly, there will be no loss of outdoor sport facilities; rather this application seeks to provide new facilities which represent an improved offer, both in terms of the standard of the course and better associated facilities. The new facilities will aid in the long-term financial sustainability of BRGC, as set out in the Position Statement at *Appendix 4*. In these terms, the proposed development accords with **Policy OSR DM1** of the Local Plan. This Application Site, located some 4km further to the east of the existing site, has been chosen by BRGC as being suitable for development, and will support its vision to establish an outstanding golf and social experience.
- 4.14 The proposed development provides improved golf course facilities adjacent to the Built-Up Area Boundary for Bognor Regis. The facilities will be accessible to a larger number of members, minimising the current waiting list for membership at the existing course, and will provide an improved golf course experience promoting physical exercise and wellbeing for golf course users. This accords with **Policy HWB SP1** which seeks to provide new recreation and leisure facilities that are accessible to the wider community.

Employment and Enterprise

- 4.15 The existing BRGC has a membership capacity of 720 playing members. The additional new facilities combined with the points-based membership category, will allow the BRGC's capacity to increase to circa 1,100 playing members. The new golf course will also provide a larger facility which will in turn employ a greater number of staff. The club aims to use this new facility to create a high-quality environment which will see vastly increased visitor numbers, many of which will come from outside the county for 3-5 day events. This in turn will have a positive impact on the local economy through tourism and the requirement for accommodation and hospitality. This is set out within the Position Statement at *Appendix 4*. This accords with **Policy EMP DM1** which seeks to protect and enhance existing employment sites in order to meet the needs of the local economy.
- 4.16 To accord with **Policy SKILLS SP1**, an Employment and Skills Plan for the construction phase can be prepared pursuant to a planning condition in the event that planning permission is granted.



Design

- 4.17 **Policy D SP1 and D DM1** of the Local Plan concern the **Quality of Design**; all development proposals should make efficient use of land but reflect the characteristics of the site in terms of layout, landscaping, density, mix, scale, massing, character, materials finish, and architectural details.
- 4.18 The accompanying Design and Access Statement explain the design principles and concepts that have been applied to the development including the golf club facility buildings. Amongst other things, it demonstrates the steps taken to appraise the context of the development and how the design of the development takes that context into account. In doing so, it responds to the design consideration in these two policies as well as Arun's Design Guide.
- 4.19 Specifically, the layout of the buildings and access has been designed to locate them within the Application Site and in relatively close proximity to each other, helping to ensure a good degree of visual containment and ease of circulation and accessibility.
- 4.20 The scale of the buildings has been kept to a minimum, with modest footprints, to emphasis the existing and proposed landscape features. This also considers key views into and out of the site, with the buildings screened by the green infrastructure.
- 4.21 The materials used for both the buildings and the entrance arrangements are in keeping with the local character, with key consideration given to the architectural treatment. The entrance proposals use of soft landscaping features which are elegant and not overbearing.

Green infrastructure, landscape character and the natural environment

- 4.22 **Policy GI SP1 Green Infrastructure** requires that major developments are designed to protect and enhance green infrastructure assets.
- 4.23 In this instance, those assets comprise the site boundaries containing trees and hedgerows, the hedgerows across the Southern and Northern parcels, and the vegetation alongside the Ryebank Rife. The accompanying Arboricultural Assessment and Ecology Surveys illustrate that the assets within the Application Site do not preclude development. The accompanying soft and hard landscaping schemes present the introduction of a green infrastructure network across the Application Site. The scheme retains all Category A and B Trees, Groups and Hedgerows. There are to be new watercourses, drainage ditches and basins formed and major areas of new habitat planting along both the Rife and across the Application Site to enhance its biodiversity value.
- 4.24 **Policy LAN DM1** requires development throughout the plan area to respect the particular characteristics and natural features of the relevant landscape character areas and seeks, wherever possible, reinforcement or repair of the character of those areas.
- 4.25 The Landscape and Visual Assessment undertaken as part of the EIA process considers the landscape features that are important in this landscape character area, how they are represented within the Application Site, and how the proposed development respects those features. The Application Site has a visual envelope, with residential dwellings along the southern boundary screened by existing trees and woodland. The assessment demonstrates that no residential receptor within the study area would experience more than a negligible effect from the proposed development.



- 4.26 Whilst there will be a change in the character of the Application Site, the new greenspace that is to be provided carefully reflects important landscape character attributes; principally it provides new woodland, tree, and hedgerow planting to create a landscaped setting that establishes a new visual envelope together with retained and new drainage ditches and swales. The agricultural fields are open and contain minimal landscaped features. These proposals will include a net gain in biodiversity, trees and hedgerows, which alongside the soft and hard landscaping proposed, seeks to repair the character of the area which has been lost to agricultural activities.
- 4.27 As **Policy ENV SP1** explains, the District Council encourages and promotes the preservation, restoration and enhancement of biodiversity and the natural environment through the development process. The proposed development has been carefully designed to create a green and blue infrastructure network that both frames the new golf course and provides positive measures to restore and enhance biodiversity. The periphery Habitat of Principal Importance woodland to the east, south and west will be retained and buffered with a variety of grassland habitats. The existing hedgerows will be managed to remove poor and dominant species and enhanced with new planting added to increase ecological features and fill in existing gaps.
- 4.28 The proposals will provide substantial and diverse habitat creation including new hedgerows, waterbodies, rough grassland, shrub and tree planting. This will extend the wildlife foraging, commuting and refigure opportunities from the peripheries, to cover the entire site creating a betterment for wildlife recorded onsite as well as encouraging the colonisation of wildlife from the wider areas. The scheme includes design considerations for bird and bat mitigated through bird and bat boxes.
- 4.29 These measures ensure the preservation, restoration and enhancement of biodiversity and the natural environment through the development process as required by **Policy ENV SP1**. Indeed, the development proposals enhance the Site's features and returns a positive Biodiversity Net Gain for habitats and hedgerows.
- 4.30 The ES and its associated ecological impact assessment has assessed potential impact concluding that there are no predicted adverse effects on any international, national, or local designated site in accordance with **Policy ENV DM1**. The Application Site is not within the 5km zone of Pagham Harbour and **Policy ENV DM2** is not relevant.
- 4.31 The accompanying arboricultural report explains the tree loss that will occur prior to being replaced with new planting. Importantly, no Category A or B Trees, Groups or Hedgerows are to be removed, with an overall total net gain in planting across the Application Site, demonstrating the proposed development according with **Policy ENV DM4**.
- 4.32 **Policy ECC SP1** concerns climate change and lists design considerations to ensure new development is located outside of areas at risk of flooding and are appropriately designed to adapt to climate change. The golf club buildings are located outside of the area risk of flooding. The Flood Risk Assessment includes flood modelling that takes account of climate change, and the ES considers climate change measures including greenhouse gases and climate change resilience.
- 4.33 The design of the golf club facilities has included key sustainability features such as the provision of electric vehicle charging points, the reduction in water demand, the ability to reuse grey water across the site, and the process being undertaken to achieve the GEO Foundation for Sustainable Golf certificate. There has also been a pre-assessment complete for the BREEAM assessment, which demonstrates further the ability to deliver a scheme which responds to climate change.



Transport

- 4.34 **Policy T SP1** concerns transport and development. New development should *inter alia* provide safe access to the highway network. A new means of access is proposed onto the A259 which has been designed to conform to the relevant highway design guidance ensuring safe access and suitable access is provided in accordance with the policy.
- 4.35 The accompanying Transport Assessment considers the likely change in traffic resulting from the proposed development and demonstrates that the transport effects of the development can be satisfactorily mitigated in accordance with **Policy T SP1**, through the provision of a new junction off the A259 with a ghost island right turn lane and a refuge island which will be lit. The accompanying Work Place Travel Plan demonstrates how the scheme is promoting sustainable methods of travel for employees of the golf club including a Travel Pack which will be provided to all employees to encourage alternative methods of travel through informing them of information on health benefits, bus routes and timetables, and map of walking and cycling routes.

Soils

- 4.36 **Policy SO DM1** seeks to conserve the best and most versatile agricultural land.
- 4.37 The accompanying Agricultural Land Classification report demonstrates that the Application Site is mostly agricultural land including 1.7ha of Grade 2 (very good) and 21.1ha of Subgrade 3a (good). The land around Bognor Regis is generally of high quality however, the majority of this site is the poorest quality. Notwithstanding this, the ES concludes that parts of the golf course could be returned to agricultural use in the future, if required, and that the impact is reversible. It is considered there is no conflict with this policy.

Building Conservation and Archaeological Heritage

- 4.38 None of the Local Plan's Building Conservation and Archaeological Heritage policies would preclude the proposed development.
- 4.39 There are three Listed Buildings within approximately 500m of the Application Site. Due to a combination of topography, dense vegetation around the Application Site, distance, and the built-up nature within they are located, none of these are considered sensitive to change by the proposed development. The Application Site is not within, nor close to, a designated Area of Character.
- 4.40 A Heritage Desk Based Assessment and Geophysical Survey have been provided as part of the ES. The survey has identified three areas of archaeological interest and two areas of rectilinear anomalies. The implementation of a staged programme of archaeological works will identify archaeological assets within the Application Site and a suitable mitigation strategy to be developed.
- 4.41 The proposed development therefore accords with Policies **HER SP1** and **HER DM1 – DM6** that seek to protect cultural heritage and archaeological assets.

Water

- 4.42 The Local Plan seeks to ensure the District's water resources are protected and enhanced.
- 4.43 The accompanying Flood Risk Assessment demonstrates that the proposed development will have a safe access and will not increase flood risk elsewhere. The irrigation for the golf course will be



highly efficient and targeted to specific areas which require irrigation. This system will be tightly controlled with every head having its own individual control to enable the daily requirements based upon the current evapotranspiration rates. The irrigation water will be stored within the onsite reservoirs. This approach minimises the requirement for abstraction and potable water supply during the summer months. The supply will be taken from a hierarchy of sources from recycle surface water, grey water, recycling abstraction and then finally through mains supply.

- 4.44 **Policies W SP1 and W DM2** of the Local Plan requiring new development to be appropriately located, taking account of flood risk, are therefore met.
- 4.45 The proposed development includes sustainable drainage systems in accordance with **Policy W DM3**. These features will reduce the creation and flows of surface water and improve water quality. The golf course will require the application of industry approved chemicals, which will be stored in the maintenance facility on site, the use and storage of these chemicals have been assessed within the accompanying ES in Chapter 13 where it is concluded the use of these will have a negligible environmental impact.

Waste Management

- 4.46 **Policy WM DM1** concerns Waste Management and indicates the Council will consult West Sussex County Council as the Waste Planning Authority, regarding development that is in proximity to a waste site. Hobbs Barn, situated at Baird's Business Park to the east of the Application Site, is a Waste Site identified in the 2014 Waste Local Plan. The proposed development does not introduce a residential population that would conflict with the use of the adjoining land for waste purposes. The proposed development does not cause prejudice to this waste facility and would accord with **Policy WM DM1**.

Quality of the Environment

- 4.47 **Policy QE DM2** concerns lighting and seeks to ensure that outdoor lighting does not have an adverse impact on neighbouring uses or the wider landscape. The scheme does not propose floodlighting on any part of the golf course or driving range. There is inclusion of some lighting, as set out within the accompanying Lighting Strategy, with the external lighting scheme providing lighting to the main entrance and surroundings of the new club house, car park area, buggy storage area, green keepers building and compound and access road to the development.
- 4.48 The lighting strategy has been designed to minimise spill into the golf course and surrounding area. The luminaries will be controlled via photocells and dimmable controls, where they will switch on when natural daylight has reduced sufficiently. The column mounted luminaries will automatically dim between 12 and 6am, the bollard mounted luminaries are able to be switched on and off, and the wall mounted luminaries are motion triggered and if no movement is detected will remain switched off. The luminaries have been selected to prevent the spread of light in an upward direction and the assessment within the Lighting Strategy demonstrated there will be no light spill outside of the site boundary. It is considered the scheme accords with **Policy QE DM2**.
- 4.49 **Policy QE DM3** requires an assessment of the likely impacts of new development on Air Quality. The accompanying ES includes an air quality impact assessment. This concludes that there will be a negligible impact during construction and operation of the proposed development and there is no conflict with **Policy QE DM3**.

- 4.50 **Policy ECC SP2** relates to energy and climate change mitigation. This requires all major



developments to produce 10% of the total predicted energy requirements from renewable or low carbon energy generation on site. The design of the club house incorporates PV panels on the roof to help achieve the 10% requirement for onsite renewables, the accompanying Energy Strategy provides further details.

- 4.51 It is evident from the above, that the proposed development accords with the Local Plan. None of the other Local Plan policies are considered germane to the consideration of the planning application.

Clymping Neighbourhood Plan

- 4.52 The Neighbourhood Plan was adopted in January 2016 and sets out the policies for this Parish.
- 4.53 The Northern parcel of the Application Site is situated within the boundary of Clymping Parish. The proposed development locates the club house, driving range and building, maintenance building and roads within the Northern Parcel.
- 4.54 **Policy CPN 5** relates to the support and promotion of recreation and tourism across the Parish. This supports small scale recreation facilities that *inter alia* have regard to local character, design, traffic impact and the open character of the gap between settlements.
- 4.55 **Policy CPN 11** relates to quality of design requiring new development to be of a high quality.
- 4.56 **Policy CPN 14** requires consideration towards development proposals and highway safety.
- 4.57 **Policy CPN 7** requires development to protect the open landscape character of the countryside and beach.
- 4.58 **Policy CPN8** requires development proposals to be designed to retain trees and hedgerows of good arboricultural value.
- 4.59 **Policy CPN 10** relates to the protection of high-grade Agricultural Land.
- 4.60 **Policy CPN 12** requires all development in flood sensitive areas to be designed and constructed to reduce the level of flood risk.

Clymping Neighbourhood Plan Synthesis

- 4.61 The proposed development delivers a new benchmark golf course to Sussex. This will attract visitors from both the local area and further afield. This scheme promotes both recreation and tourism in accordance with this Policy.
- 4.62 The materials used for the buildings are in accordance with the local character and propose a sensitively designed minimal buildings with modest footprints and building height. The buildings are set back from the road, reflecting the sporadic nature of buildings within the local area. The proposals include sustainable urban drainage features. The accompanying Design and Access Statement presents the refuse and recycling storage, car and bicycle parking, and disabled access.
- 4.63 The accompanying Transport Assessment demonstrates that the scheme will be safe in terms of highways, and the accompanying ES concludes that the proposed development will not impact on the living conditions of residents.



- 4.64 The scheme has been designed to be open in nature and the careful placement of buildings within the Northern parcel ensures that the integrity of the gap would not be comprised, with no actual or perceived coalescence between settlements.
- 4.65 The scheme includes green infrastructure, which in combination with the location of the buildings, provides screening and does not cause harm to the views from the coast. This accords with the requirements of the policy.
- 4.66 As demonstrated in Table 3.2 there is no removal of Category A or B Trees, Groups or Hedgerows and the scheme includes a gain in trees and hedgerows in accordance with this policy.
- 4.67 The accompanying ES and Agricultural Land Classification Report have assessed the impact of development on agricultural land. They conclude that the land around Bognor Regis is generally of high quality, however the majority of this site is the poorest quality available. The golf course could be reversed back to agricultural land in the future should it be required. It is considered there is no conflict with this policy.
- 4.68 The accompanying Flood Risk Assessment, Drainage Strategy and ES demonstrate that the scheme will be improving the drainage on site and will not cause increased flood risk elsewhere in accordance with this policy.
- 4.69 The proposed development accords with the Neighbourhood Plan and its policies.

Yapton Neighbourhood Plan

- 4.70 The Western Parcel of the Application Site is situated within the boundary of Yapton Parish. The Yapton Neighbourhood Plan was made in October 2014.
- 4.71 Its Proposals Map is focused on the settlement itself and does not extend to the Application Site.
- 4.72 The Green Infrastructure Map Network identifies the existing footway within the site crossing through the Western and Northern parcels.
- 4.73 **Policy BB1** only permits development outside of the built-up area boundary in a limited number of circumstances. The Western parcel comprises part of the golf course and parking facilities for the golf course users. There are no built facilities proposed in the parcel of land within the Yapton Parish boundary and it is considered there is no conflict with **Policy BB1**.
- 4.74 The proposed development accords with the Neighbourhood Plan and its policies.
- 4.75 The Neighbourhood Plan is subject to review at the present time; with public consultation relating to proposed modifications currently being held. As far as the Application Site is concerned, the revisions to the Neighbourhood Plan do not materially change the above policy framework.

Minerals and Waste Local Plan

- 4.76 The Application Site is not subject to any designations in either the Joint Minerals Local Plan adopted in 2018 or the Waste Local Plan adopted in 2014.



5 National Planning Policy Framework

- 5.1 The National Planning Policy Framework (NPPF) was first published in 2012 and then revised most recently in July 2021. This sets out the Government's planning policies for England and how these should be applied.
- 5.2 Paragraph 8 provides context regarding achieving sustainable development, encompassing three elements including:
- An economic objective;
 - A social objective; and
 - An environmental objective.
- 5.3 At the heart of the Framework is the 'presumption in favour of sustainable development' at paragraph 11.
- 5.4 Paragraph 11 states that for decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.
- 5.5 Section 8 of the Framework relates to promoting health and safe communities. Paragraph 92 requires decisions to aim to achieve healthy, inclusive, and safe places which promote social interaction, within safe spaces and enables and supports healthy lifestyles.
- 5.6 Paragraph 98 states that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change.

Synthesis

- 5.7 The scheme will be delivering a sustainable development which provides economic improvements for both the BRGC and the local economy. There has been an Environmental Impact Assessment for the overall project of the relocation of the golf course and it is considered that through the design of the scheme and appropriate mitigation there are no significant negative impacts arising from the proposals. The new golf course will be providing enhanced opportunities for social interactions.
- 5.8 The proposed development accords with the Development Plan as set out in Section 4 of this Planning Statement and accords with the presumption in favour of sustainable development.
- 5.9 The new golf course will be promoting health and well-being for its users and the local community in line with Section 8 of the Framework.



6 Summary and Conclusions

- 6.1 This Planning Statement accompanies a full planning application submitted by Hallam Land Management Ltd for the relocation of the Bognor Regis Golf Club including new and additional golf club facilities.
- 6.2 A separate planning application is being submitted for the redevelopment of the Bognor Regis Golf Club.

The Application Site

- 6.3 The Application Site – termed Site B across the suite of planning documents – is defined at *Appendix 1* and measures 73.67 ha in size.
- 6.4 It is primarily used for agricultural (arable) purposes and is generally flat and comprises of three principal field parcels termed Western, Northern and Southern. Its boundaries are formed by a variety of woodland, hedgerows, and trees.

The Proposed Development

- 6.5 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.

- 6.6 Means of access via the A259 is shown on drawing JNY10830-09C and is included at *Appendix 2*.
- 6.7 The suite of plans provides a pictorial explanation of the proposed development and are at *Appendix 3*.

The Decision Making Framework

- 6.8 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires an application for planning permission to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 6.9 In this instance, the relevant Development Plan is comprised of three principal documents:
 - a. The Arun District Local Plan which was adopted in July 2018 and covers the period to 2031
 - b. The Clymping and Yapton Neighbourhood Plans
- 6.10 The proposed development accords with the Development Plan policies and is considered suitable development within the Countryside as a quiet recreational use.



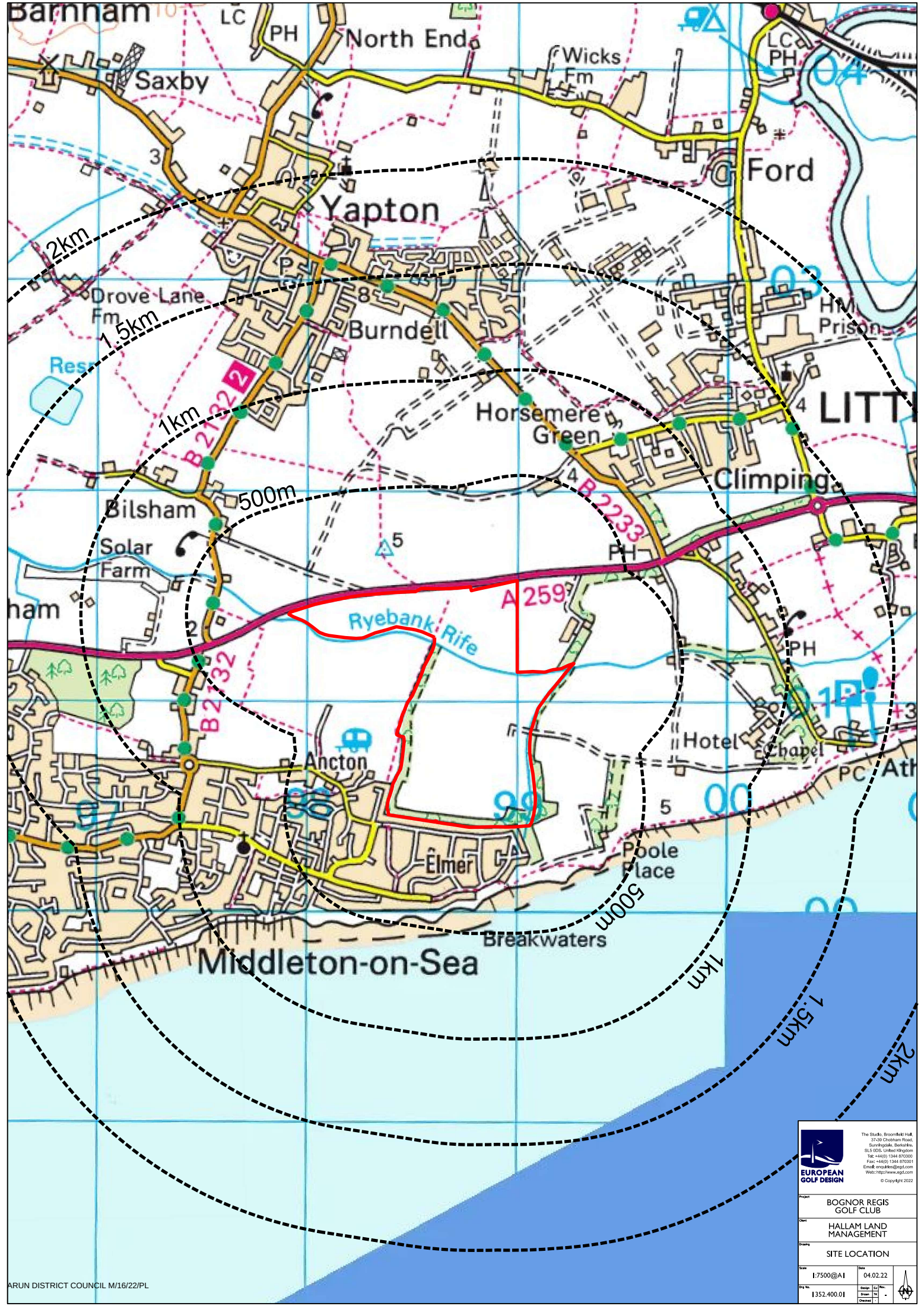
Conclusion

- 6.11 The Application Site is located outside of the defined settlement boundary and is subject to countryside policies. The use of the land as a golf course is identified as an acceptable scheme within the Development Plan for the countryside.
- 6.12 Its location within the Middleton-on-Sea and Littlehampton settlement gap is also relevant but as a matter of principle, the policy framework does not preclude new development; rather it requires the development scheme to reflect the importance of maintaining separation between the two settlements. The scheme design ensures there is no actual or perceived coalescence of the two settlements and the proposals accord with the Development Plan.
- 6.13 The new golf course would secure a number of benefits, including:
- the securing of the financial sustainability of the golf club;
 - the new and improved facilities, setting a new and higher standard across Sussex for sports facilities;
 - the economic benefits of the larger club and increased employment opportunities; and
 - the continuous promotion of health and well-being across the District.
- 6.14 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.
- 6.15 The application is inter-related with the redevelopment of the existing golf course, with the overall project delivering wider benefits to the District including to housing delivery, economic and social benefits and will deliver a biodiversity net gain across both sites.
- 6.16 For these above reasons planning permission should be granted.



Appendix 1

Site Location Plan (O-EGD_1352.400.01)





The Studio, Broomfield Hall,
37-39 Chichester Road,
Southampton, Berkshire,
SO15 5DS, United Kingdom
Tel: +44(0) 1344 870000
Fax: +44(0) 1344 870001
Email: europeandesign@gmail.com
Web: <http://www.egd.com>
© Copyright 2022

Project		BOGNOR REGIS GOLF CLUB	
Client		HALLAM LAND MANAGEMENT	
Drawing		SITE LOCATION	
Scale	1:7500@A1	Date	04.02.22
Drawn by	1352.400.01	Checked by	

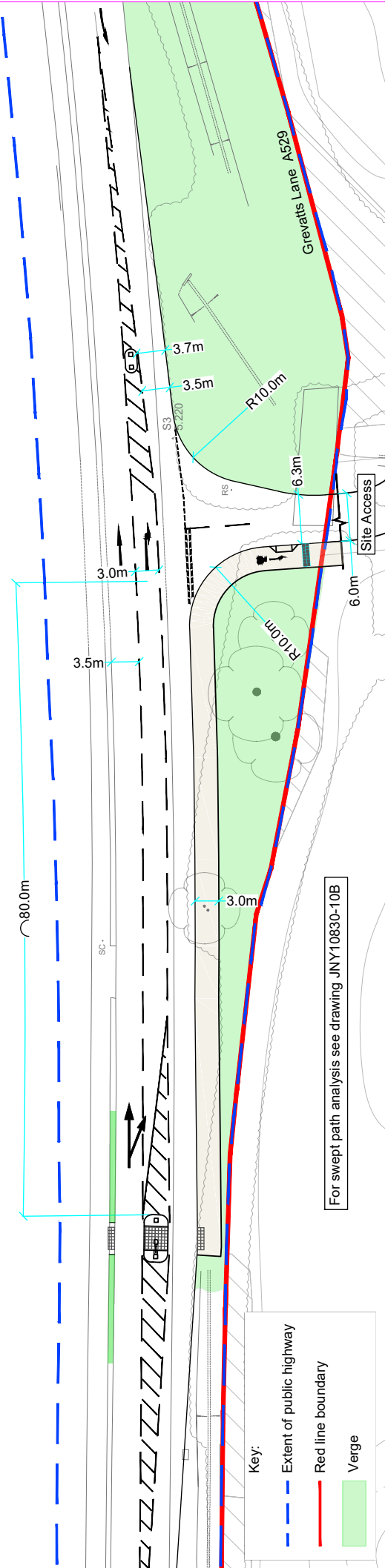
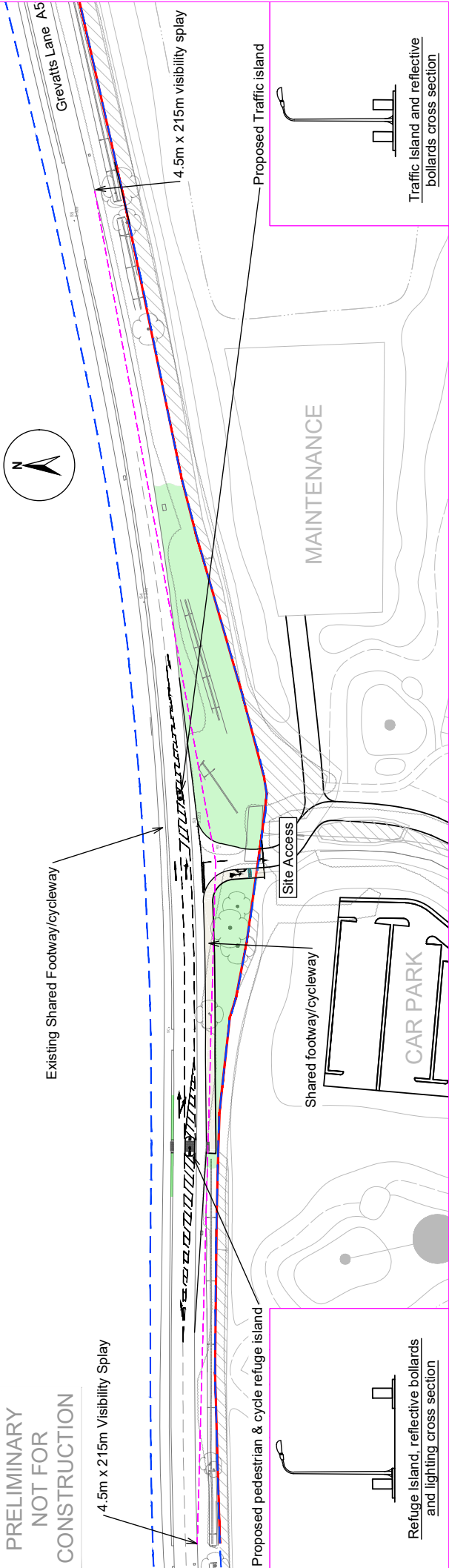




Appendix 2

Access Drawing (JNY10830-09C)

PRELIMINARY
NOT FOR
CONSTRUCTION



 MAKING COMPLEX EASY 20 Farringdon Street, London EC4A 4AB T: +44(0)20 3691 0500 E: transport@rpsgroup.com	Client	Hallam Land Management	© 2019 RPS Group NOTES 1. This drawing has been prepared in accordance with the scope of RPS's appointment with its client and is subject to the terms and conditions of that appointment. RPS accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided. 2. If received electronically it is the recipient's responsibility to print to correct scale. Only written dimensions should be used. 3. This drawing is to be read in conjunction with all relevant scheme drawings.					
	Project	Bognor Regis						
	Title	Proposed Access Arrangement to New Golf Course						
				C	Footway Width Amended	MA	26.01.22	
				B	Topo survey added	AJ	16.12.21	
				A	Following RSA comments	AJ	25.11.21	
				Rev	Description	By	Date	



Appendix 3

List of Planning Application Documents

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 4

Bognor Regis Golf Club Position Statement



Introduction: Golf Transition Management (GTM) have been engaged by Hallam Land Management (HLM) to guide Bognor Regis Golf Club (BRGC) through their relocation planning process. GTM have worked alongside the senior team at BRGC for over 8 weeks intensively and held scoping sessions with the main board to ensure they had given due consideration to the wider opportunities a relocation could offer BRGC and the local area.

Challenges: For many years golf has seen a decline in the number of golfers transitioning from casual, fun golf into golf club membership (see appendix 1 & 2). Per image 1, golf club membership has shown a consistent decline for over a decade, with very few clubs reversing this trend. However, image 2 shows that golf is buoyant, especially when using shorter forms of play. The site limitations at BRGC mean that only the more traditional forms of golf are on offer e.g. a four/five-hour round, as well as the facilities for members becoming dated. So BRGC suffered the same as most other clubs. More recently they have introduced a flexible membership offering which has seen them attract younger golfers to the club and their average age has reduced. The pandemic has also seen golf have a mini boom, but it is predicted that by the summer of 2022 numbers will return much closer to 2019 figures (see Appendix 2) as many people are no longer working from home and much of life is returning to pre pandemic routine which mean time issues will reappear.

The current site limitations will create some significant challenges for the club in the near future.

- Drainage issues;** For long periods of the winter the course is restricted due to ongoing drainage issues
- Health and Safety;** We are also receiving complaints of golf balls hitting houses on our boundary
- Cost efficiencies;** The clubhouse is an old barn style building resulting in energy efficiency being poor
- Limited/outdated facilities;** Poor practice facilities and ongoing costs maintaining an old inefficient building
- Replacement and refurbishment costs;** From our irrigation system through to the clubhouse heating system the cost of replacement is significant but required.

Opportunities: The club has reduced its average age from 68 to 57, with the average age of the new members over the last three years being 47 with the introduction of a more flexible membership. This shows the club slightly ahead of the wider golf industry trend, however it will be incredibly hard for the club to evolve any further without relocating. Growing the facilities is simply not possible on the current site, they are cramped in already with the site being less than 100 acres. Practice facilities are limited and there is no space for anything additional to help create more time bound / shorter forms of play and practice.

The design of the course for the new site has returning loops of nine holes allowing for 9 or 18 holes to be played. The course will be genderless with four sets of different teeing off positions. This will create a much shorter course as well as a longer course for more experienced golfers. The golf academy will allow the club to appeal to a totally new demographic of 'potential' golfer who can come and learn to play at BRGC. This facility will also cater for golfers who are time poor as well as older golfers who cannot manage the main course.

New facilities:

- 9-hole par 3 course
- Short game area, including bunkers and extensive chipping and pitching areas
- Large putting green
- Covered bays and open driving range with ball tracing technology

The business model that BRGC will develop will see them become 'hybrid' club. They will still be 100% a member's club, but they will be opening their doors and operating on a professional footing and futureproofing the club by

welcoming a wider range of golfer and potential golfer. A new points-based membership system will see inclusive membership become more limited to be replaced in part by a points based system. Points based membership is positioned towards golfers with less time available. BRGC current statistics show they can replace one inclusive member with three points-based members because points-based members use the facilities differently. Golf yield will increase as will site visits through a greater use of the peripheral golf facilities (range, practice greens, par three course) that offer shorter time windows to play. In turn the increased membership numbers will bring much needed additional revenue into the hospitality part of the club. It is also the club's intention to create facilities and a culture that welcomes outside businesses into the club.

The club's aim is to create a course and facilities that will see it become the premier members club in its marketplace. The course designers, European Golf Design (EGD) have a pedigree of creating internationally renowned golf courses. There is no reason to doubt they will create a course that will significantly move BRGC's market position.

The revenue streams across the club will significantly increase through a wider membership, a much increased footfall of members and visitors and increased golf and hospitality choices.

Vision for The Future

Relocating to the new site and creating a modern venue that provides golf, service and hospitality that are recognised as the benchmark for Sussex is fundamental in how the club intend to deliver their vision.

BRGC are building upon the skills, knowledge and momentum the current leadership have delivered over the last six years and working with industry specialists to design a course and facilities fit for the future. BRGC are perfectly placed to create something incredibly special for their members, guests, and the wider community.

BRGC VISION

"To establish Bognor Regis Golf Club as a leading Members' Golf Club and to ensure an outstanding golf and social experience for our members, their families and our guests."

BRGC STRATEGIC OBJECTIVES

- To acknowledge our heritage and embrace the future.
- Build and maintain a welcoming and inclusive environment and culture for our members, future members, their families, and guests.
- Provide and upkeep facilities - course, clubhouse, and ancillaries - that will be the benchmark for clubs in Sussex.
- To manage our club under a sustainable fiscal policy.
- To repay members for their loyalty by delivering fantastic value and a first-class level of service.
- To be progressive and not reactive, we must provide a range of innovative memberships that ensure there is a clear membership pathway in place to suit the needs, ages, and demographics of modern golfers.
- To provide for our employees by delivering a safe, welcoming, and progressive workplace where they can develop their skills and achieve their goals whilst delivering these Aims.

As above, BRGC intend to be progressive and not reactive. Having moved away from an outdated committee model of governance they now have a Board of Directors supported by a strong management team. They have a clarity of vision and an inclusive culture they are striving to be progressive whenever possible.

Note: Their current General Manager, James McLean, was recently awarded Golf Club Manager of the Year, for the great work he did throughout the pandemic and before that in positively influencing the profile of the club's membership.

Outlook: The future for the club, if relocated, will be incredibly bright, with the aim to create a modern hospitality offering that is much more inclusive than a traditional clubhouse has a reputation of being. The new facilities are being designed with modern multi use spaces being available for all ages of members and guests. The leadership of the club are also aware of the need to bring in hospitality revenue from outside the membership so these multi use spaces will be available for local residents and businesses to use also.

A key objective is to recognise the growing membership have modern needs and wants. There is a need for the facilities to cater for the whole family with spaces designed to suit the needs of specific groups for example family areas with baby changing facilities close by or quiet spaces for working members to utilise and meeting rooms with great audio-visual functionality for both the membership and outside business.

The contemporary spaces that are being planned for the new venue so far are:

- 185-seater restaurant and bar
- Family space
- Meeting rooms x 3
- Changing facilities
- Sports room
- Pro shop
- Bag Store
- Baby changing facilities
- Staff areas, including changing room and quiet space
- Outside alfresco dining spaces

NEW Turf Care Centre: The new venue will have a purpose-built Turf Care Centre which will enable the turf maintenance team to prepare the course and additional practice facilities to the highest standard. The science of turf-care is leaning more and more towards sustainable methodology and the skill set needed to undertake modern turf-care needs the support of specialist machinery that is maintained professionally. It is the intention of BRGC to provide for their team to ensure they have best facilities to help maintain their brand-new golf course to the highest standard.

In line with BRGC intention of becoming the premier members club it is a vital component that the new course is maintained to a benchmark standard. Investing in their facilities is key, but equally as important is supporting the professional turf care team in their ongoing education in turf maintenance.

Whilst many of the component parts of the facilities are already in place at the current site, they are tired, outdated and in many cases almost not fit for purpose anymore. The new maintenance facilities will offer the team modern welfare areas, much more space and specialist departments to boost efficiency and support our turf care team.

- Grinding room
- Chemical store
- Welfare facilities
- Training room
- Shower and changing facilities
- Wash down areas

Note: Over the last thirty years there have been very few new golf courses built within the UK. In this time turf maintenance and many of its methods have advanced significantly. Building a brand-new golf course and then having the opportunity to be part of 'growing it in' will provide the team with an unparalleled experience. Helping incubate and nurse the course to life and then maintaining it through its infancy while learning about all the component intricacies that have to come together will be a once in a lifetime experience for the team.

Summary Outlook: With a modern membership offering to cater for the changing profile of golfers needs, complimented by a course and facilities that will be the benchmark for Sussex it is widely anticipated that BRGC will not only enhance their brand, but they will also offer a completely new golfing experience for their members, guests and visitors. This will create a platform for futureproofing the club's financial security. Increased visitor numbers both into hospitality and onto the golf course will create new and untapped revenues for the club.

The diversity of the various income streams will also create a stability that is missing from the current model/venue. The current course has drainage issues and suffers terribly during winter with play often restricted. This has a significant impact on peripheral income streams. Also, the limitation of the current clubhouse offers very little in the way of multifunctionality.

Conclusion: It is my opinion whilst the club have navigated the covid pandemic better than most, the limitations of the current site and some of its fundamental issues will certainly become a much bigger problem for the club before too long. Many of these issues such as safety and encroachment are never going to be resolvable. Moving home to the new site will almost certainly future proof the long-term wellbeing of the club as well as delivering a golf and hospitality venue that will gain national recognition.

Phil Grice
Founder GTM

Both Appendix are courtesy of Sports Marketing Surveys. 2018 & 2021

Appendix 1.

Image 1.

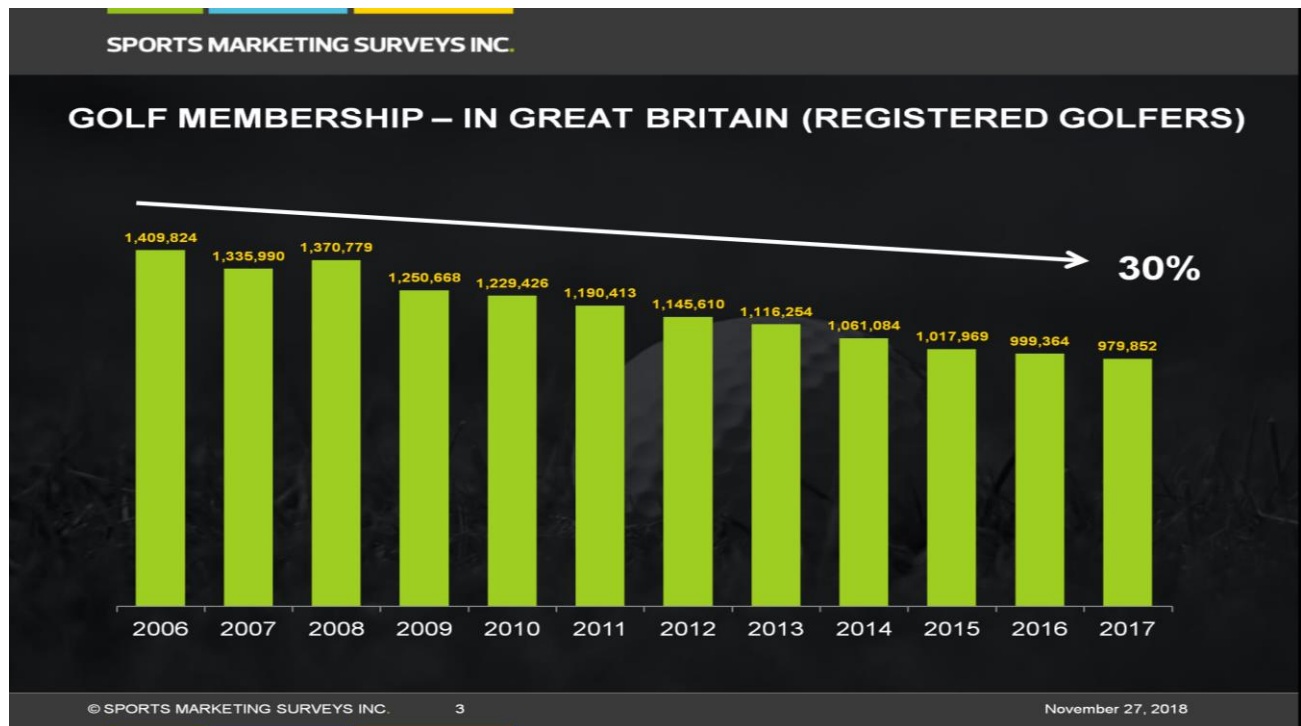
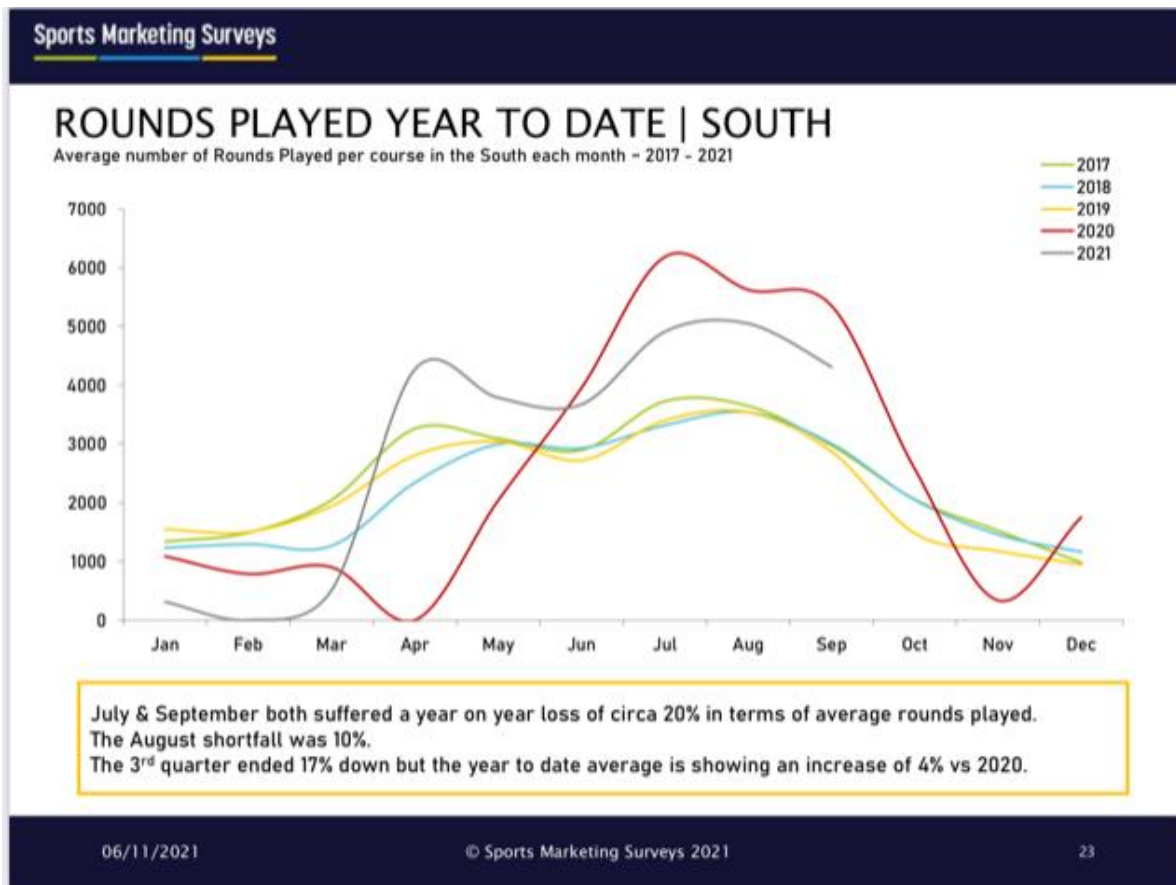


Image 2.



Appendix 2.

Image 1.



Slide 2

