



20 June 2022

Our Ref: KC/20.211

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

Dear Mr Innes

Bognor Regis Golf Club

Full planning application the laying out of an 18 hole 72 par golf course, a 9 hole golf course, practice greens and a driving range, including a buggy compound; the formation of a new access onto the A259; the construction of a club house with associated golf club facilities; the construction of a maintenance building and external area of hardstanding; the laying of parking, new roads and paths; new landscape planting; surface water drainage basins and water storage reservoirs; and other earthworks and infrastructure - M/16/22/PL
Hallam Land Management Limited

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

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

- Removal of the blue line on the Site Plan (ref: 1-EGD_1352.402.01)
- Minor amendments to the Site Access, as agreed with West Sussex County Council Highways Officer.
- Minor amendment to the cycle pathway connection point to the road leading into the Application Site, as agreed with West Sussex County Council Highways Officer.
- Additional planting along the northern boundary of the western parcel.
- Additional disabled car parking spaces, as agreed with West Sussex County Council Highways Officer.

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

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

Your sincerely,

T: 02920 349 737 E: admin@lrmplanning.com www.lrmplanning.com

22 Cathedral Road, Cardiff CF11 9LJ

Registered Office: 11, Monmouth Court, Brunel Road, Billingshurst, West Sussex BN11 3RZ • Registered in England and Wales • 110465103 • VAT Reg No: 356531746





Kate Coventry
Senior Planner
LRM Planning Ltd



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

Document/Plan/Drawing	Original Drawing Reference	Updated Drawing Reference
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~~	2-EGD_1352.402.01 Rev A
Topography Plan	3-EGD_1352.403.01	
Grading Plan	~~5-EGD_1352.405.01~~	5-EGD_1352.405.01 Rev A
Drainage Plan	~~6-EGD_1352.406.01~~	6-EGD_1352.406.01 Rev A
Proposed Site Plan	~~7-EGD_1352.407.01~~	7-EGD_1352.407.01 Rev A
Block Plan	~~9-EGD_1352.409.01~~	9-EGD_1352.409.01 Rev A
Irrigation Layout Plan	~~10-EGD_1352.410.01~~	10-EGD_1352.410.01 Rev A
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~~	BRGC-NOV-V4-00-DR-A-PL101 PL2
Hard Landscaping Strategy 2 of 3	~~BRGC-NOV-V4-00-DR-A-PL102~~	BRGC-NOV-V4-00-DR-A-PL102 PL2
Hard Landscaping Strategy 3 of 3	~~BRGC-NOV-V4-00-DR-A-PL103~~	BRGC-NOV-V4-00-DR-A-PL103 PL2
Softworks General Arrangement 1 of 6	~~171-UW-P-B-025 (1)~~	171-UW-P-B-025 (1) Rev B



Softworks General Arrangement 2 of 6	~~171-UW-P-B-025 (2)~~	171-UW-P-B-025 (2) Rev B
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~~	171-UW-P-B-025
Softworks Reference Plan	~~171-UW-P-B-025~~	171-UW-P-B-025 Rev B
Proposed Access Arrangement	~~JNY10830_09C~~	JNY10830_09F
Access Arrangements for Car Park	JNY10830_14A	
Bridge Cross Section	JNY10830_15B	
Rights of Way Details	~~171-UW-P-B-026~~	171-UW-P-B-026 Rev B
Access Details	~~171-UW-P-B-027~~	171-UW-P-B-027 Rev A
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~~	4-EGD_1352.404.01 Rev A
Landscape Concept Plan	~~8-EGD_1352.408.01~~	8-EGD_1352.408.01 Rev A

(Strikethrough indicates superseded)

List of Environmental Statement Appendices

Appendix 1.1	Location Plan Site A
Appendix 1.2	Location Plan Site B
~~Appendix 2~~	~~Not Used~~
Appendix 3.1	Land Use Parameter Plan
Appendix 3.2	Development Density Parameter Plan
Appendix 3.3	Building Heights Parameter Plan
Appendix 3.4	Green and Blue Infrastructure Parameter Plan



Appendix 3.5	Movement and Connectivity Parameter Plan
Appendix 3.6	Tree Removal Plan
Appendix 3.7	Arboricultural Assessment (Site A)
Appendix 3.8	Access Drawing Golf Links Road
Appendix 3.9	Golf Course Land Use Parameter Plan
Appendix 3.10	Arboricultural Assessment (Site B)
Appendix 3.11	Access Drawing Grevatt's Lane (A259)
Appendix 4.1	Scheme Details for Cumulative Assessment
Appendix 5	Not Used
Appendix 6	Not Used
Appendix 7.1	Policies relating to Landscape
Appendix 7.2	Landscape Character Assessment
Appendix 8.1	Legislation and Policies relating to Ecology
Appendix 8.2	Ecological Appraisal (Site A)
Appendix 8.3	Bat Report (Site A)
Appendix 8.4	Breeding Bird Report (Site A)
Appendix 8.5	Great Crested Newt Report (Site A)
Appendix 8.6	Hazel Dormouse Report (Site A)
Appendix 8.7	Reptile Report (Site A)
Appendix 8.8	Riparian Mammal Report (Site A)
Appendix 8.9	Biodiversity Offsetting Report (Site A)
Appendix 8.10	Ecological Appraisal (Site B)
Appendix 8.11	Biodiversity Net Gain Calculation
Appendix 9.1	Flood Risk Assessment (FRA) for Site A
Appendix 9.2	Surface Water Drainage Strategy (SWDS) for Site A
Appendix 9.3	Flood Risk Assessment for Site B
Appendix 10.1	Transport Assessment (Site A)
Appendix 10.2	Transport Assessment (Site B)
Appendix 11.1	Detailed Construction Dust Assessment
Appendix 11.2	Construction Dust Risk Assessment (Site A)
Appendix 11.3	Construction Dust Risk Assessment (Site B)
Appendix 11.4	Air Quality Model Verification
Appendix 11.5	Emissions Mitigation Calculation
Appendix 12.1	Consultation with ADC concerning scope of Noise Assessment
Appendix 12.2	Legislation and Policy related to Noise
Appendix 12.3	Noise Monitoring Locations
Appendix 12.4	Baseline Noise Monitoring Report
Appendix 12.5	Road Traffic Noise Change Assessment
Appendix 12.6	ProPG Report
Appendix 13.1	Preliminary Conceptual Site Model (Site A)
Appendix 13.2	Preliminary Conceptual Site Model (Site B)
Appendix 14.1	Agricultural Land Classification
Appendix 15	Not Used
Appendix 16	Not Used
Appendix 17.1	Potential Significant Waste Effects
Appendix 17.2	Legislation and Policy relating to Waste
Appendix 18.1	Heritage Desk Based Assessment (Site A)
Appendix 18.2	Heritage Desk Based Assessment (Site B)
Appendix 18.3	Geophysical Survey (Site B)

