



Land North of Felpham, Bognor Regis, West Sussex

Planning Statement

Introduction

This Planning Statement has been prepared by Barratt Homes in support of an application for full planning permission submitted to remove the sports facilities originally approved under application Y/68/09 in order to retain this as a landscaped area.

The proposed development is located between the residential areas of Felpham and the hamlet of Flansham which in turn are located to the north east of Bognor Regis.

Proposed Development

Planning permission was granted on 14th January 2010 for a Reserved Matters application pursuant to outline permission FP/92/04 in connection with the sports changing facilities for the Land North of Felpham. This application addressed the proposed layout of the sports pitches and safety fencing.

Following pre-application with Arun District Council, Barratt Homes have submitted the current application to remove the sports facilities from the scheme. It is not considered that this is a suitable location for facilities of this nature and this area would be more valuable as a landscaped area which remains in keeping with the rural nature of the surrounding locality. The vehicular parking arrangements will remain as originally approved together with the access road enabling the local community easy access this area.

Having discussed the proposal with Arun District Council, it is considered that a financial contribution would be more appropriate to ensure that appropriate facilities can be provided, albeit in a more suitable location to the benefit of the Local Community. This approach has been agreed in principle with Arun District Council.

It is acknowledged that the sports facilities are referenced within the approved Section 106, however following discussions with Arun District Council, we can confirm that this will be regularised through a separate Deed of Variation Application.

Following detailed costings for the provision of the existing facilities, offset against the cost of providing the landscaping, it is proposed that a one off payment of £320,000 is secured through the Deed of Variation along with the deletion of the sporting requirements.

Conclusion

It is considered that the removal of the sports facilities and retention of this area for landscaping is entirely appropriate in this location. Barratt Homes have assured that a financial contribution will be paid in lieu of the sports facilities so that alternative facilities can be provided to the benefit of the local community in a more suitable location. As stated above, this approach has been agreed in principle with Arun District Council.