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23rd March 2022

Michael Pelling
28 Summerley Lane, Felpham
Felpham
Bognor Regis
West Sussex
PO22 7HX

Case Officer: Mr D Easton
Telephone: 01903 737500 ex37361
Email: david.easton@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Application No: FP/274/21/OUT
Site Address: Bognor Regis Golf Club Downview Road Felpham PO22 8JD
Description of works: Outline planning application with all matters reserved, except means of access, for the erection of up to 480 new homes (C3), the formation of a new means of access onto Golf Links Road, together with the creation of new surface water drainage, new landscaping and habitat creation, ground works and other infrastructure and the retention and re-purposing of the retained club house (F2). This site also lies within the parish of Yapton, affects a Public Right of Way and is a Departure from the Development Plan. This application is subject to an Environmental Statement.

Thank you for your internet representation made on 21st March 2022 which has been recorded as an objection with the comments as follows:

OWPC45366

I would like to object on the following grounds.

- 1) The development is not in the Local Plan, and so use of this land is unnecessary. The plan addresses the local need and should be followed or what is the point on developing and approving it.
- 2) The application itself notes the development is on a flood plain, the addition of houses, patios, hard stands and roads will remove drainage areas exacerbating the existing problem, putting the proposed homes at risk as well as those already in the area. There is no meaningful explanation on how this will be addressed.
- 3) Green space: The existing golf course provides a valuable local amenity and gap in housing, close to Felpham for walkers, a haven for wildlife as well as a perfectly good golf course with a short commute for most of its members.
- 4) Infrastructure (Roads) - the B2259, despite the bypass is already congested. The planning request shows circa 75% will commute by vehicle giving an optimistic 360 extra vehicles at rush hour (more if the mentioned 600 homes are built). Once again there is no viable plan (the plan seems to be monitor the situation and encourage people to use other means!) - I am confident traffic data will demonstrate this.
- 5) Infrastructure (Sewage) we are already seeing an unacceptable level of Southern Water dumping raw sewage into our coastal waters, this is another 480 toilets worth we can anticipate ending up on our beaches -

again no viable plan to address the existing problem, never mind this proposed addition to it.

6) Infrastructure (schools) - the current Schools do not have the capacity, even if the space could be found the roads outside the current Schools are already congested at drop off/collection time - Once again there is no viable plan. The net result will be transporting local children to other schools compounding point 4) and adding to pollution.

7) Infrastructure (Medical Centres/Dental Surgeries) - The existing medical centres are at capacity, there is a huge demand for NHS dentists not being met. The proposal, in any way, addresses how this vital requirement for residents of the new development would be met.

In summary, the proposal is a massive and unacceptable impact on Felpham which has already paid a high price. If housing is required perhaps build on the site of the proposed new golf course where the impact will be less, the load shared with Littlehampton.

Thank you for considering my Points.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at [:https://www.arun.gov.uk/what-happens-next](https://www.arun.gov.uk/what-happens-next).

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to

<https://www1.arun.gov.uk/planning-application-finder>