



Arun District Council  
Arun Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex BN17 5LF  
Planning & Building Control General Enquiries  
Tel: (01903) 737756 Fax: (01903) 730442  
Dx: 57406 Littlehampton  
Minicom: 01903 732765  
e-mail: [planning@arun.gov.uk](mailto:planning@arun.gov.uk)  
website: [www.arun.gov.uk/planning](http://www.arun.gov.uk/planning)

28th March 2022

Elaine Smart  
3 Bridger Close,  
Felpham  
Bognor Regis  
PO22 8FT

**Case Officer:** Mr D Easton  
**Telephone:** 01903 737500 ex37361  
**Email:** [david.easton@arun.gov.uk](mailto: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 24th March 2022 which has been recorded as an objection with the comments as follows:

OWPC45550

I object strongly to this application for many reasons as outlined below. I have tried to be succinct to assist you however any brevity on my part should not be seen as anything less than total opposition.

I object because there must be a limit on the number of new houses Felpham is expected - and able - to accommodate. If not, it ceases to be a village and if this development goes ahead, it will be a part of Bognor with no open space in between. Surely a village this size has accommodated more than its fair share of new housing and supported national house building targets. This will be overdevelopment in every sense.

I object because I do not believe the current infrastructure and services will be able to cope with this amount of housing. That includes roads; public transport; schools (they are already oversubscribed in general); hospitals (local hospitals are clearly operating at full capacity already); doctors (Flansham Park is a superb surgery but is already struggling to cope); dentists (there are no NHS dentists locally); even sewerage systems; ADC's own refuse service; funeral directors etc. The list is endless and cannot be ignored.

I object because I live in Bridger Close (and have done so since 2014) and am fully aware of the flood risks (past and present) in this area. Our house was built higher than most on this estate as part of flood mitigation measures. I can see no clear plan to address flood risk on the golf course land. Will houses built there be

higher again? If so, that would put Bridger Close lower and at greater risk of flooding. I know the golf club currently is unable to play at frequently in the winter due to flooding, so the risk is already there and the threat of further flooding is real.

I object because we already have issues with water pressure and more houses will only exacerbate that.

I object because road access is a significant concern. I do not believe it would be safe, workable or sensible to have access from Downview Road or Golf Links Road. Downview Road in particular is already extremely busy, particularly at school times. Golf Links Road is simply too narrow for much traffic.

I object because I believe there will be a significant negative impact on wildlife and habitat.

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](mailto: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>.

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>**