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28th March 2022

Nicola Meaney
10 Manor Close
Felpham
Bognor Regis
West Sussex
PO22 7PN

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 24th March 2022 which has been recorded as an objection with the comments as follows:

OWPC45553

I would like to OBJECT on the following grounds:

1. Downview Road access - this road is a 20mph zone used by thousands of pedestrians each day including unaccompanied primary age children. Allowing up to 1200 additional vehicles and construction traffic to use this small village road is unsafe. This road and Firs Avenue are the only two exits from the potential development and cars are already backed up right to the top of Firs Avenue in the morning. Two thousand vehicles a day use this small residential village road at the moment and any increase to this, cannot be accommodated in a small village road. The traffic lights at the junction of Downview Road are not suitable to cope with the additional traffic. There are queues in every direction at the lights during rush hour and at times the traffic is queuing right along past Butlins and into the village. Once again, thousands of high school children cross at these busy lights each day on their way to/from school. Changing the phasing of these lights would cause total chaos in the surrounding roads.
2. Part of the Arun strategic plan is to retain green corridors between settlements. This development would mean that the small village of Felpham would be lost and swallowed into Bognor Regis, thereby losing its identity and ruining the charm and beauty of the village. This sort of development would deter tourists who visit the area each year for the peace and atmosphere of Felpham Village.
3. Portsmouth Water have confirmed that there is an issue with the water pressure in the Felpham area. This

development would add to the pressure on an already overloaded system.

4. There are regular releases of sewage into the sea around Felpham with constant alerts on Beach Buoy. This is not in times of heavy rainfall/storm but at all times of the year as the treatment works are not able to cope with the current inflow. Adding further pumping stations that will contribute to the system will only worsen this. Southern Water have no mechanism for denying connection which means that if the development is allowed to go ahead, it will be connected into the already failing system. There is raw sewage on the beach in the summer as it is and a terrible smell. This is a danger to bathers and wildlife. It defeats the reason why people want to visit the sea and live here. This will result in a loss of tourism and a bad reputation for the area.

For all of the reasons listed above, I would like to OBJECT to this application.

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>.

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

