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29th March 2022

Tim Dixon
28 Bridger Close
Felpham
Bognor Regis
West Sussex
PO22 8FT

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 28th March 2022 which has been recorded as an objection with the comments as follows:

OWPC45714

I OBJECT to application FP/274/21/OUT for the following reasons;

1. This plan is not detailed on either the ADC Local plan or the Felpham Neighbourhood plan for housing development and, therefore, isn't in any ADC plan to meet its' housing development commitments
2. Green Gaps. The proposed development will diminish the green corridors between Felpham and other settlements and impact on the identity of Felpham as a village
3. Wildlife, Plants & Trees. The proposed development would have a significant impact on existing habitats and biodiversity. The proposals provide no detail as to how this will be mitigated e.g. who will be responsible, to what standard and how it will be managed
4. Flooding / Drainage. The proposed development is on a flood plain. The proposed development will significantly raise the risk of flooding. There is already an issue with flooding / excess water beyond anything the network can cope with. The water companies (Portsmouth and Southern) already have significant issues in managing this aspect with the existing houses
5. Access - Downview Road. Unsuitable and unsafe. The road isn't suitable for access either to the proposed development when under construction and when residents move in. It isn't suitable to cope with the type and volume of likely traffic
6. Education. Local schools (primary and secondary) are already oversubscribed and can't cope with

additional development.

7. Health Services. Local GP surgery is overloaded and there are no local dentists offering services to NHS patients. Health services in Felpham can't cope.

8. Golf Club House. Planned to be gifted to the community but acknowledged that the facility has an increasing maintenance cost, low energy efficiency and high operating costs. How is this a benefit to the community and who is 'stepping up' to take on the running and associated costs?

9. FPC Objections. I wish to echo all the concerns raised by Felpham District Council in their STRONG OBJECTION to this application and add my own STRONG OBJECTION.

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