



Arun District Council
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29th March 2022

Glen Hewlett
39 Pulborough Way
Felpham
Bognor Regis
West Sussex
PO22 6QR

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:

OWPC45720

I object on the following grounds:

The ADC Local plan, and the Felpham Neighbourhood plan have both recently been updated and approved/issued. I object to this development as neither document identified or listed the site as strategic development site.

This proposal is purely therefore a business led decision and not one which has been identified as a requirement in any housing plan or target that ADC has set. It is therefore clearly excessive development; Downview road single point access - Proposal is for single access point to Downview. Unsafe, road is already busy, especially with school runs and is a residential area. Recent data shows approximately 2,000 cars per day currently using Downview road with the majority being at start and finish times for the Primary and secondary schools. TRA identifies that it is likely that 74% of traffic movements on and off the development will be by private car.

SD SP3 loss of the gap between settlements -Part of the overall Arun strategic plan is to retain green corridors between settlements. I object as this development would seriously erode that. It would lead to seriously impacting on the identify of Felpham as a village.

Climate Change Emergency - ADC declared a Climate Emergency on January 15th 2020. In their own document ADC refer to decarbonising their Council Housing stock by 2030. It is thus incongruous that the

same Council under its Planning arm will permit further buildings on a severe flood plain and on "green unblemished land" 30% of which will be, in effect, Council Housing. Such a development will lead to a loss of habitat, hedgerows and trees severely impacting on the wildlife that currently lives there and uses the current Greenland as a path to other "green sanctuaries". The development will create additional carbon emissions during construction and subsequently.

Health - There is one overloaded GP practice (anecdotally stating that they could not cope with an influx of this number) in Felpham and the nearest secondary acute facility is in Chichester 12 miles away. Both services are stretched but there is no mention of additional contributions to the provision of additional health services.

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

