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4th April 2022

Norbert Zuman MBE
4 Shirley Drive
Felpham
Bognor Regis
West Sussex
PO228JE

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 2nd April 2022 which has been recorded as an objection with the comments as follows:

OWPC46072

- 1.) The ADC local plan and the Felpham Neighbourhood plan were recently updated and approved. Neither document identified or listed the site as a strategic development site. The site was shown as a green buffer zone between Felpham village and Bognor Regis.
- 2.) The golf club site and surrounding area has a history of flooding from the river. When Blake's Mead was built this was recognised and in the western section the foundation level of the houses were raised substantially to avoid future flooding. The whole of the new development would need to be treated in a similar fashion.
- 3.) Access to the new site from Golf Link Road is completely unacceptable in view of the large amount of traffic this will generate on the existing road network during construction and on completion of the site. When Blake's Mead was approved there were no road connection south to the existing village. All access was via the A259 Felpham Relief Road. The same should apply to the new development. This would avoid the traffic going through the already congested road network and provide better access to the major shopping area.
- 4.) The Proposal for the existing golf club building does not indicate any specific purpose. As a community

centre it would cause considerable inconvenience and nuisance to the nearby housing. There are already adequate facilities in Felpham.

5.) there is no mention of sites for a new school and medical centre. The existing facilities are already very stretched in Felpham.

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>