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7th April 2022

Roshan Verghese
20 Culver Road
BOGNOR REGIS
West Sussex
PO22 7EF

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 6th April 2022 which has been recorded as an objection with the comments as follows:

OWPC46321

My objection is to the housing part of this proposal. I have not considered the new golf course in any detail.

This development conflicts with the Local Plan and Felpham/Yapton Neighbourhood Plans. The developer claims 4 material considerations should outweigh this conflict. Only one of these - housing need - has any substance, the others I see as just marketing puff. I accept that if the current Local Plan does not adequately address housing need, there are grounds to approve a development that conflicts with the Plan. However this development has 2 major negatives that I believe outweigh the need for houses and should result in this application being rejected.

There is already serious congestion at the Downview Road/B2259 junction during peak hours and the Traffic Statement recognises it would exceed its design capacity with the proposed development traffic. Providing staggered pedestrian crossing facilities cannot mitigate for the significant additional vehicles that would come from the development which means this junction will be gridlocked with traffic backing up in Downview Road, Felpham village and the B2259. My views echo the serious concerns expressed by Bognor Town Council in its objection to the development.

The development is largely within a Zone 3 (high risk) flood area meaning there needs to be clear

demonstration as to why new homes must be built on that site, and how they will be made safe. The Environment Agency objects to the development stating that "The FRA does not therefore adequately assess the flood risks posed by the development". I cannot see how, until and unless the EA are satisfied that an adequate Flood Risk Assessment has been provided and withdrawn at least this part of their objection, the Planning Committee can responsibly approve this development.

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>