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8th April 2022

Paul Porter
1 Blackthorn Avenue
Felpham
Bognor Regis
West Sussex
PO22 8GA

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 8th April 2022 which has been recorded as an objection with the comments as follows:

OWPC46443

My Objections are as detailed below.

1. Loss of open space / recreation land in Bognor Regis - using PROW and established paths the current area is available for all to access in addition to those using the golf facilities. I Object to the development as if a residential development is permitted on this site a significant percentage of the current area available to the public will be lost.

2. The release of surplus surface water into the sea is already causing problems (flooding 2012) and the western edge of Felpham is shown to be the area with the greatest chance of flooding. I Object to this development as the erection of a large residential estate will raise the risk. The limited rife between the projected estate and the sea will not manage the excess water.

3. Access to proposed parklands/wetlands - I Object to this development as due to flooding no reliance of footways/paths being available can be made. - Flooding - Road network shown on proposal also in flood zones so prone to flooding. According to Beachboy there have been over 50 releases of water from the Lidsey station/Aldingbourne rife to the sea in 2021. - This clearly indicates there is already a serious issue

over the management of surface/flood water in this and surrounding areas. This development would seriously worsen this situation.

4. Downview road single point access - Proposal is for single access point to Downview Road. This 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 - it is likely that the majority of houses will have two private vehicles (as shown in Blakes Mead) adding potentially 960 additional road movements per day to this already busy road. I Object to this development as the road network will become overloaded.

5. Education - There are no proposals to increase primary and secondary education facilities. It has been reported that there are primary school spaces available in the village at Bishop Tuffnell. Research has shown that this is only 65 spaces and that Downview School is already oversubscribed by 100. Thus, there are insufficient spaces available at 4-11 ages. In addition, freedom of choice is restricted by no new capacity. There has been no mention about Secondary school provision locally. I Object to this development due to the impact on local services.

6. 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. I Object to this development due to the impact on local services.

7. Health - There are no dentist surgeries within 20 miles taking new NHS patients. I Object to this development due to the impact on local 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](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>