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11th April 2022

david meagher
15, Glenwood Avenue
Glenwood Avenue
Bognor Regis
West Sussex
PO228BS

Case Officer: Mr D Easton
Telephone: 01903 737500 ex37361
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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 9th April 2022 which has been recorded as an objection with the comments as follows:

OWPC46504

1. When considering FP/274/21/OUT, the Council must undertake a comprehensive planning exercise which also takes into account the adjoining proposed development site known as Site 4 (former LEC Airfield together with associated land and necessary access link road, comprising some 30.5 ha) which is Phase 2 of the Enterprise Bognor Regis Strategic Employment Land Allocations package. Both developments are expected to occur in a similar timeframe.
2. Both proposed developments would have major impacts on the character of the Local Gap in this part of the Bognor Regis Green Wedge area. The Local Gap seeks to prevent coalescence and retain the identity of the settlements concerned. The key questions to answer are: Would these two developments cumulatively compromise the integrity of this gap? Would there still be separation between Bognor Regis and Felpham?
3. Both development sites are in Flood Zone 3 (the most likely to flood) of the Environment Agency's Flood Map for Planning and so must be carefully considered together so that they both will be safe for their lifetime taking into account the vulnerability of their users and that they both won't, when considered together, increase the flood risk elsewhere, particularly downstream.

4. Both developments would have a major impact on two important nature conservation designations; namely the Lidsey Rife Biodiversity Opportunity Area and a Local Green Space designation.
5. The Flood Risk Assessment report which accompanies the proposed housing development does not take into account the adjoining proposed employment site, either in the Baseline or Post Development Hydraulic Modelling. Surely, this should be the case?
6. As regards traffic generation, it is not clear from reading the proposed housing development Transport Assessment (TA) that traffic generation from the Site 4 (former LEC Airfield) together with traffic associated with the proposed A259 - B2259 Link Road has been properly taken into account? Thus, if this is the case, then the TA does not provide a reliable forecast of the likely traffic conditions.
7. Sole vehicular access to the proposed housing is via the existing Downview Road, an already well used Class D, Local Distributer Road. Even with proposed junction improvements at the B2259/Downview Road traffic light junction, will this extra traffic load not cause terrible delays, especially at peak times?
8. Should the proposed housing on the golf course only be directly accessible from the A259 Relief Road, as was the recent new housing development (I understand then called Ste 6) which contributed substantially to the cost of building the Relief Road? Note those new developments were not designed to have direct vehicular access through to the existing housing areas.
9. Why can't the proposed golf course development have access from the proposed A259 - B2259 Link Road?
10. A key part of the drainage strategy is to provide a berm (or banking) to separate the north from the south part of the site, and to place all new development on platforms to raise it above the surrounding existing grounds levels. Thus, it is assumed that a substantial amount of suitable fill material will need to be imported on to the site from elsewhere to achieve these works? With this in mind, I question:
 - Where will this material come from?
 - How much material will need to be imported?
 - How many lorry loads will this equate to?
 - What will be the 'haul route' for such material? Will it use Downview Road?
 - Has the cost of such material and the associated transport costs been incorporated into the overall cost per dwelling?

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>