



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

11th April 2022

Andrew and Lolly Vincent
6 Manor Close
Felpham
Bognor Regis
West Sussex
PO22 7PN

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 9th April 2022 which has been recorded as an objection with the comments as follows:

OWPC46510

We strongly object to the proposed plan to build houses and a road on the existing golf course land on the following grounds:

- It is contrary to the Arun District Council Local Plan, the Felpham Neighbourhood Plan and neither show this to be a strategic development site.
- There would be increased pressure on existing services which includes schools, doctors, roads and services such as water supplies and the local tip.
- There would be significant increased traffic in the surrounding area - the relief road promised to 'relieve the roads' already has long traffic jams at peak times and whenever there are nearby road works.
- The Downview school and Felpham Community College cannot just be expected to increase their intake to cope with the numbers who will need schooling. Extensive additions would be needed for both sites which would further increase the pressure on the road network and wildlife habitat.
- There would be a substantial loss of permeable green space in an area already noted for flooding. Further development would compound the existing problems by leaving less land for drainage and the opportunity to soak up excess water over a large area.
- There are already two large developments, planned and ongoing, at Ford and Fontwell, all of which will use

the Ford sewage plant. Again this is pressure on a service which already appears to be overloaded.

- There would be a loss of trees and lower level vegetation which is important for carbon capture.
- There would be further tragic loss of wildlife habitat in an area which is under increasing pressure from development.
- There would be loss to the strategic green gap between Bognor and the surrounding villages.

Finally, we would make the point that the overall impact of this proposed development cannot be seen in isolation. Individual developers may be required to take steps which go some way to mitigate the impact of their own proposals.

However, there is a cumulative impact from the many recent developments that have appeared in the area which are leading to a general degradation of the local environment.

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>