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13th December 2022

S C Skinner
15 Sea Drive
PO22 7NE

Dear Sir/Madam,

Case Officer: Mr D Easton
Telephone: 01903 737500 ex37361
Email: david.easton@arun.gov.uk

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 12th December 2022 which has been recorded as an objection with the comments as follows:

OWPC53266

OBJECTION

My previously submitted objections have not been ameliorated or mitigated in any degree by amendments or resubmissions to the original planning application. Furthermore, I would like to fully endorse the comments and illustrations provided by Felpham Parish Council this month. I would like to amplify my previous concerns about the suitability of building in a functional flood plain as illustrated in Felpham Parish Council's photographs. I would add that not only is it highly unethical to build and sell properties built on a functional 3b zone flood plain, regardless of attempts or efforts (successful or otherwise) to reduce the danger of flooding, but that a portion of the storm water runoff will inevitably gravitate downstream and make the existing problems in Felpham village (particularly the intersection at Felpham Way and Downview Road,) worse than they already are.

SUMMARY

The development opportunities of the existing Bognor Regis Golf Club are rewarding only to Bognor Regis Golf Club and its partners. It is a wonder that the agencies who have responded to the development have been so compliant with extremely flawed government building policy. The impact on Felpham its people, services and natural resources, suggests that approval of this venture would be reckless in the extreme.

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>