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12th December 2023

Stephen Lockless
26 Golf Links Road
BOGNOR REGIS
PO22 8EU

Case Officer: Jonathan Lee
Telephone:
Email: jonathan.lee@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 12th December 2023 which has been recorded as an objection with the comments as follows:

OWPC63775

I am sure the ADC planning has already looked at the sequential test that needs to be carried out on the site to determine if this site is really suited for this development, being a risk based test to determine the areas of flooding risk are not impacted or raised by any development and to include climate change. After speaking with the environment agency, they have advised that as this course flooding is primarily "surface" water flooding it is down to the LPA, namely ADC planning to ascertain the risk of this application for the Increased potential of flood risk to existing dwellings and future dwellings. Surely after the past few weeks of extensive flooding of the course and surrounding areas, the LPA have grounds to refuse this application. The EA has issued several flood warnings for the Rife in the past few weeks and with no plans from either the EA or the developer to do anything to the Rife, where do they think this water will go !!! The applicant has stated that they will put in sufficient drainage to overcome this problem but where will this drainage go ? They also propose to "raise" the ground level for building which is perfect for the run off water to cascade to those lower lying properties surrounding this development. More and more properties are being flooded that have never flooded before and with the certain climate change this will only increase. I urge the planning department to not let those properties around this development to become another statistic and refuse this application.

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>