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23rd March 2022

Felpham Parish Council
Mr R Wickens (Clerk)
Felpham Community Hall
Meaden Way
Felpham
PO22 8FA

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 and Country Planning (Development Management Procedure) (England) Order 2015

Application No: M/16/22/PL

Site Address: Land South of Grevatts Lane/A259 Climping

Description of works: Laying out of an 18 hole 72 par golf course, a 9 hole golf course, practice greens and a driving range including a buggy compound; the formation of a new access onto the A259; construction of a club house with associated golf club facilities; the construction of a maintenance building and external area of hardstanding; the laying of parking, new roads and paths; new landscape planting; surface water drainage basins and water storage reservoirs; and other earth works and infrastructure. This application also lies within the parishes of Climping and Yapton, is a Departure from the Development Plan and affects a Public Right of Way. This application is subject to an Environmental Statement.

Thank you for your internet representation made on 21st March 2022 which has been recorded as an objection with the comments as follows:

OWPC45401

Regarding planning application M/16/22/PL

Councillor Glen Hewlett proposed that Felpham Parish Council strongly object to this planning application on a number of significant planning grounds and in consideration of the feeling of the committee members. This was seconded by Councillor Graham Matthews and unanimously voted for by committee members.

1. OSR DM1 loss of open space / recreation land in Bognor Regis - the current proposed site for the new course is on farming land which is readily accessible by members of the public. FPC Object as a new private course will limit access to permissible paths (which can be removed) and are to be altered from their traditional routes;
2. OSR DM1 loss of open space / recreation land - The proposed new golf course is on current farming land with many trees and hedgerows. This also provides habitats for numerous species wildlife. FPC Object as a golf course is a manicured grassland and does not have the same features as farmland and will thus be a loss in habitat to existing wildlife;
3. PROW - concerns with regards to the treatment and diversion of these. The existing land has many PROWs and permissive ways through and around it. The illustrative drawings of the new golf course shows

no access for the public and thus access to a public amenity will be lost and the land will become private access only - FPC object as residents will lose a currently public amenity

4. SO DM1 - plan to relocate to Ancton on Grade 2 agricultural land. FPC object as the move to Ancton will remove valuable farming land and convert it to a non productive private resource;

5. Traffic and Access - Traffic Impact - Access to new golf course off A259. The A259 from the Felpham relief road roundabout east end to the Wick roundabout (by Morrisons) has been subject to a consultation by WSCC and a series of works determined to alleviate the overloaded roundabouts and road at peak times along that route. FPC object as this work did NOT include the impact of and traffic generation from this development. (Confirmed by WSCC). (Contributions of £1.2m from Ford Residential development);

6. Traffic and Access - Junction to new Golf Club location is via, it appears, a simple T junction off the A259. This is an unrestricted single carriageway road (60 mph speed limit) between potentially two Roundabouts at Oystercatcher and Comet Corner (themselves notorious junctions). The golf club predicts circa 40,000 rounds of golf per annum (generating 80,000 car movements?) and the only access is through the proposed junction. FPC object as this junction will present an unacceptable risk as vehicles turn right (coming from Felpham) or turning right leaving (to go to Littlehampton) and re-establish risks on a road which has suffered fatalities (in the past) and serious accidents (regularly).

7. Traffic and Access - FPC object as there is no alternative access and egress to the golf course in the event of the A259 being blocked.

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 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.

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>