



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](mailto:planning@arun.gov.uk)  
website: [www.arun.gov.uk/planning](http://www.arun.gov.uk/planning)

8th March 2022

Mrs C Taylor-Zacal  
42 Wroxham Way  
Felpham  
PO228ER

**Case Officer:** Mr D Easton  
**Telephone:** 01903 737500 ex37361  
**Email:** [david.easton@arun.gov.uk](mailto: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 8th March 2022 which has been recorded as an objection with the comments as follows:

OWPC44976

I object for the following reasons:

- 1) There are too many new builds going in and destroying the surrounding villages atmosphere. It is clear not all these new properties are being sold and languish empty for a long time.
- 2) The infrastructure (waste/ Water/ Electricity cables/ Roads) will not be capable of coping with the additional pressure these homes will bring.
- 3) Schools / Doctors and dentists are already at capacity. Why is this new build not considering adding additional surgeries to support this?
- 4) The area will lose the village atmosphere, if I wanted to live in a crowded town city, I would move there.
- 5) Increase in traffic through the village that is untenable.
- 6) Overuse of parks/ nature reserves. During lockdown there was heavy foot traffic which was evident in the parks etc. If there are more people here it will make it worse and we all lose out.
- 7) No proposal for additional public transport on the site - how is it green if most people will be forced to use their car - where will the additional cars go as families expand.
- 8) Loss of beautiful green belt where there is a variety of British Wildlife we can all see.
- 9) The fact that the land is a flood plain and is boggy during the winters. Where will this water go.
- 10) I object wholeheartedly to the whole scheme. It is going to ruin the character of the area. We need green space to delineate the boundaries between Parishes and to help communities feel like communities. When we moved here we checked and we were told that no further housing would be built. We came from a country

area that had suffered from over development and it caused several issues. It causes displacement for locals and really shouldn't this be about protecting locals and our habitats. Not selling everything in sight for a quick profit.

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](mailto: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>