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15th March 2022

Krystian Wladarz  
65 Meaden Way  
Felpham  
PO228FA

**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 15th March 2022 which has been recorded as an objection with the comments as follows:

OWPC45219

I object strongly to the proposed plan for the Bogner Golf Course. The building of 480 houses (and with high probability more) will create further burden on the local community. Surgeries and schools are already overstretched and no mention of what will be done about these. Having access only through Downview road will cause an extra burden to residents, who have to put up with school parking and the queues of traffic this causes. This will just get worse as more vehicles will use the streets to park up and use the proposed new community areas. There will be no two parking spaces per house (excluding garages), there will be no public parking so the same nightmare as on existing development will happen - clogged roads and parking on every possible bit of grass... Improving the flow of traffic in Downview Road will make no difference as it won't reduce the number of vehicles. It will definitely make it worse. Sadly whatever the plans there will be loss of lovely trees and wildlife. Of course the planners and developers don't really care - it's all about them making money.

Regards  
Krystian Wladarz

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](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>