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21st March 2022

Mr C Gardener
6 Golf Links Road
Felpham.
West Sussex
PO22 8EU

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 & 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 18th March 2022 which has been recorded as an objection with the comments as follows:

OWPC45331

This area does not need more homes or traffic. The residential roads surrounding the 2 schools (Downsview Primary and Felpham Community College) are NO-GO areas morning and afternoon when the parents are dropping off and collecting their children. Most days traffic is queueing for 500 yards, as far back as Outerwyke Road to reach the traffic lights at the B2259 junction. We recently had an 8 wheel tipper lorry cause total mayhem when it tried to leave the Golf Links Road area and could not get past the parents parked cars - an half hour traffic jam ensued. We can only be grateful the emergency services did not require access at this point of time. This will only be the start of similar situations if building is allowed to proceed at the entrance to the Golf club. Downsview Road narrows at the approach to the Golf Club and not suitable for construction traffic in any shape or form. A major road was built for the other housing developments (Blakes Mead etc) - if necessary - access should be made via this road to the proposed new estate and only pedestrian access allowed to the south. The situation in Ukraine some say -the bread basket of Europe - should make us all re think about building over PRIME AGRICULTURAL land - we could soon be needing the fields of Middleton to supply us with FOOD. This application requires deep thought by the Councillors, and we trust them to follow through and do the jobs for which they were voted into position ie carry out the wishes of their Voters and refuse this application totally.

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>