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23rd March 2022

Susan Fawcett
31 Outerwyke Road
Felpham
PO22 8HX

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 23rd March 2022 which has been recorded as an objection with the comments as follows:

OWPC45480

Whilst acknowledging that the need for housing, it would be inappropriate for the proposed development in its current form to be sited on Felpham Golf Course.

For reasons many have already outlined, such a development would place an unsustainable burden on existing resources, schools, medical services, travel and the environment.

Since I have lived in the area, only 11 years, the green lane to Barnham has become a hard route through a housing estate, with the loss of some amazing ancient trees. Now there is potential to lose the only green corridor between the villages. Furthermore, the 7 heron families which have nested in the adjacent heronry have little chance of survival let alone the remaining wildlife in the area.

In my experience, promises made are rarely kept for reasons which are mainly financial. There are always loopholes to be used to achieve maximum profit for minimum expense. An ancient landscape cannot be replaced by a proposal of drainage and replanting. If the flood plain is drained, the excess water can no longer provide vital water meadow habitat and more problems are created further down stream. The current sluice controls as the rife meets the sea, are unlikely to be able to cope leaving coastal residents in danger of flooding and the inevitable sewerage overflows.

The current traffic levels for the schools makes it impossible for residents to leave their homes during term times. Despite speed restrictions on roads, drivers continue to use any quiet residential route and they have become "rat runs". Parking around the school entrances block residents access and make it dangerous for pedestrians, especially children, to cross the road. It is inconceivable to suggest that up to 600 families will be

absorbed by the schools and that traffic delays will not increase. If access is to be via Downview Road, drivers going to work will need to use the 259. anyone using these routes both to Littlehampton and to Chichester will have experiences huge delays on the notorious bottlenecks. Building work has mushroomed since the relaxation of planning application regulations whilst so little regard seems to have been given to infrastructure.

As representatives of the community, please consider carefully, the views of local residents, who are best placed to anticipate ensuing difficulties regarding the impact of this development and subsequent possible "changes" on the local community, services and environment.

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>