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28th March 2022

John Smith
38 Outerwyke Road, Felpham
Felpham
Bognor Regis
West Sussex
PO22 8NF

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 24th March 2022 which has been recorded as an objection with the comments as follows:

OWPC45543

I wish to object in the strongest possible terms to the ridiculous planning application for 480 homes at the Bognor Regis Golf Course, Downview Road, Felpham application ref: FP/274/21/OUT.

Firstly, Local Plans are a key component of the planning system. They shape how land use and places will change and develop in the future, and my understanding is that planning applications need to be in line with Local Plans otherwise they are unlikely to receive planning permission. In this instance this development is NOT in the Arun Local Plan.

Secondly, in regard to traffic, Downview Road currently is unable, at peak times, to cope with the amount of traffic that it has to handle and it is not uncommon to have to queue for up to 10 minutes to turn onto the B2259. It is criss-crossed all the time by children on foot and on bicycles going to either Felpham or Downview schools and to allow using this as an access for a new development would be bordering on the criminally negligent. It should be noted that although the current application is for 480 homes, the developer states 600 homes on their own website. Either number could bring an increase of some 900 to 1200 cars to the area assuming each home has an average of 2 cars. However, the developer indicates that there will be no extra delays at the junction.

Thirdly, as with all large planning applications, it appears that no consideration is given to the impact that an influx of people will have on local health services. It is virtually impossible to get an appointment with the local

doctors as the 'fastest finger first' system operates at 8.30 when telephone lines open. It is not uncommon to have to wait up to a week for an appointment hence many people instead go to A&E therefore putting more strain on local hospital services.

This is also the same with the local schools which are fully subscribed whereas the developer believes that they will be able to absorb a huge influx in children.

Finally, another major impact would be the loss of habitat for both flora and fauna which although not something that may be immediately apparent will be something that will be lost for ever once it is gone. It is very true when it is said that land isn't being made anymore.

I strongly urge the Council to reject this application which appears to be based purely on the pursuit of profit and no way based on any benefit to the local community.

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

