



Arun District Council
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5th April 2022

Martin Hamilton
18 Bridger Close
Felpham
Bognor Regis
PO22 8FT

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 5th April 2022 which has been recorded as an objection with the comments as follows:

OWPC46193

I strongly object to this application for the following reasons -

1. Downview Road, the only access route into this proposed housing development, already has a safety issue with the large amount of vehicular traffic it carries as is evidenced by the 20mph speed limit, the speed ramps and the traffic queues at peak times along Downview Road itself and the traffic light junction with the B2259. Adding the traffic from up to 600 houses to this route will make the situation much worse, considerably more dangerous and will affect not just the residents in the locality but all those travelling through the area. The A259 bypass was constructed to alleviate the traffic flow along the old A259, now the B2259, but this plan will increase traffic flow along the B2259 above previous levels.
2. The adopted Local plan produced by Arun District Council specifically excludes the golf course from housing development.
3. The educational and health (doctors and dentists) infrastructure is already overloaded. There are insufficient available places within the local schools for the influx of additional pupils if this development takes place. Flansham surgery has already stated they will be unable to cope.

NHS dentists in the area already have large waiting lists and many local residents are unable to obtain dental treatment.

4. The golf course is regularly flooded and unplayable even after only a day of rain, unsurprising as it is on a flood plain. The Rife regularly overflows. Building on this space will only worsen the situation. Southern Water are already regularly pumping untreated sewage and storm water directly into the sea as they cannot manage the current volumes. More houses will increase the problem.

The planning application is flawed in so many ways and should be rejected. I re-iterate that I strongly object to this planning application

Yours sincerely

Martin Hamilton

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](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>