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7th April 2022

Mark Jewers
2 Midacre Close
Felpham
BOGNOR REGIS
West Sussex
PO228JU

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 7th April 2022 which has been recorded as an objection with the comments as follows:

OWPC46359

Dear Mr Easton,

We are writing to formally object to the Bognor Regis Golf Club planning application (FP/274/21/OUT) on the following grounds:

Scale of Development

Another large housing development in the area will drastically impact already stretched local amenities including, schools, doctors surgeries and local infrastructure such as sewerage facilities and will greatly increase traffic in the area.

Traffic and Parking

The formation of a new means of access onto Golf Links Road will increase traffic on Downview Road which is already subject to congestion, particularly at school opening and closing times, giving rise to increased danger of accident.

Many residents of Downview Road, Golf Links Road and surrounding roads find it increasingly difficult to

access their properties at these times when there is additional traffic parking on verges, obstructing driveways and creating problems in this area. Any additional traffic from a new development would compound these issues.

Flooding

It is our understanding that the main reason the Golf Club intends to move, is because the existing land is subject to flooding for a significant part of the year and renders the course unusable. In our opinion, it would not make sense to grant planning permission for the erection of dwellings on land that is subject to regular flooding.

The proposal refers to "the creation of new surface water drainage". However, evidence of significant flooding can be seen in the surrounding fields despite a network of culverts and drainage ditches. Indeed, the golf course has a network of drainage ditches that clearly do not facilitate adequate runoff, hence the desire for the club to move location.

Trees and natural habitat

The proposal would result in the removal of many trees which contribute to the visual amenity of the area. The removal of these trees would detrimentally impact upon the natural character and appearance of the site. Furthermore, the site is host to an array of wildlife including; owls and in particular, deer that will perish as a result of the proposed development.

Yours sincerely,

Mark and Trudy Jewers

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>