



Arun District Council
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8th April 2022

Pete Pickford
28 Golf Links Road
28 Golf Links Road
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 8th April 2022 which has been recorded as an objection with the comments as follows:

OWPC46404

This development is outside of the neighbourhood plan's proposed number of houses, it is greed on the behalf of the developers. As a local resident with two young children who are active, enjoy riding their bikes and local walks, the extension of Downview Road will severely increase the risk of accident as the volume of traffic increases. Further, I would invite the people who think it is ok to put our children's lives at risk due to even more traffic at school drop off and pick up times.

The Flansham Park Medical Centre will not be able to cater for the number of dwellings proposed, nor will the local schools. Where are the residents going to participate in leisure and well-being activities with an already overstretched subscription to Arun Leisure Centre? Has anyone explored the capacity for swimming lessons- an essential life skill with such close proximity to the coast. Gym lessons - 3 month waiting list, this is before an ill considered, money driven, dangerous development.

When I purchased our house, the checks highlighted how much of the surrounding land is flood plain, the very land which floods for the golf course each year - have the planning not recognised that the proposal sits on this very land.

Look at Yapton, every nook and cranny developed on. Rush hour traffic on the relief road, backed up between Chichester and Bognor everyday - more cars, longer commutes, more emissions, no infrastructure, overrun doctors, bursting schools, limited leisure and wellbeing activities, articulated lorries putting our children at risk as the development is built, developing on flooded land next to a river. All sound reasons to object. Those in favour do so out of greed. Please exercise some common sense!

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>