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8th April 2022

Gary Allcott
21
Lindsey Court
Felpham
West Sussex
PO22 8JQ

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:

OWPC46416

A concern is the limited number of routes by which residents of the new houses will be able to access the new development area. Downview Road will be backed up at the traffic lights with Felpham Way and cars with their engines running creating more pollution. Also cars will try to negotiate alternative ways to reach the B2259 through Outerwyke Road and Firs Avenue. I can see no consideration of the junction of Firs Avenue and the B2259. Coming out of Firs Avenue is hazardous because the wall to the right extends out and turning right into Firs Avenue from the B2259 requires vehicles to queue in the limited space that exists after the roundabout at Summerley Lane. So many more cars using the streets around two schools can only create increased risk of accidents for children walking to and from school.

The reason the golf club had a declining membership pre-pandemic was because the course was unplayable for two to three months in the winter because of excess water on the course, consequently it became difficult to attract members who were looking for a full twelve months of golf. This excess level of water is only going to be made significantly worse with the building of 480 houses. Already the building of the housing development immediately to the east of the golf course has made my garden in Lindsey Court much much wetter than it had been in the previous thirty five years. Flooding has been common place at the golf course for many years and even before the new developments I have photographs of rowing boats being used on the golf course.

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>