



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

11th April 2022

J. Walters
7 Whitelands
Felpham
West Sussex
PO228JF

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 9th April 2022 which has been recorded as an objection with the comments as follows:

OWPC46491

Living with the negative impact of Site 6, the development next to the golf club referred to in the proposal, I object to the building of any houses on BRGC for the following reasons:

1) DESTRUCTION OF THE WILDLIFE HABITAT

i) I have seen the negative impact the Site 6 development had on local wildlife. We no longer have birds visiting our garden in the numbers that we did previously (only 5 birds in one hour for the RSPB Big Garden Bird Watch 2022). The golf club is a haven for a diverse selection of mammals, birds and insects. Where will they go?

ii) The golf course is part of the 'green corridor' that links the downs to the sea. Building houses on the golf course will block this corridor.

2) CURRENT TRAFFIC CONGESTION

i) Downview Road, a residential road, is already overloaded. Potholes, alongside the road humps, and parked vehicles make Downview Road a very difficult road to navigate in a car. This is the main artery for all residents out of the current residential area. It is up to capacity.

ii) There are already constant delays on Downview Road throughout the day.

iii) Although there is no vehicle access from Site 6 to the South the traffic has increased exponentially on local roads due to people travelling by car to access the primary and secondary schools.

iv) At school times local roads are grid locked! I can no longer leave my house between 8:15am and 9am or

2:30am to 3:45am. Vehicles are parked back to back along my road so that we are trapped in our house; deliveries cannot take place or visitors arrive or leave. On several occasions school cars have parked across our drive, causing me to miss appointments! Feeling trapped in your own house is disturbing.

3) INCREASED TRAFFIC FROM ADDITIONAL HOUSES

- i) Traffic would increase substantially on local roads.
- ii) This will have a negative impact on current residents.
- iii) Downview Road is already not fit for purpose for the current level of traffic.

4) NEGATIVE IMPACT OF THE CONSTRUCTION PROCESS

Local residential roads would not cope with the construction traffic in terms of traffic flow or durability.

Access in and out of the area would be restricted.

It would be a hazard for children commuting to school.

5) INCREASED NOISE LEVELS

More houses will increase the traffic flow and therefore noise pollution levels further. Building Charles Purley Way has created noise pollution. From our house we now hear a constant groan from this new road, even a night time, where we used to hear the sea. Noise pollution will be significant during the construction process.

6) INCREASED POLLUTION

The additional traffic will increase levels of environmental pollution in the atmosphere in Felpham.

7) FLOODING

Flooding is a major issue, which is one of the main reasons the Golf Club want to relocate. However flooding of The Rife is a very important factor in creating the local ecosystem which supports a variety of flora and fauna. The proposed development would destroy this ecosystem.

8) The current club house is not fit for purpose, as declared by the Golf Club, therefore it is not appropriate as a community facility.

9) The BRGC site is not identified as a site for housing development on either the ADC Local plan or the Felpham Neighbourhood plan.

It is stated on the Bognor Golf Reimagined website, " There have been a number of external pressures, such as the construction of the bypass and housing adjacent to the eastern boundary, which have also changed the golfing experience at the course." The experience for local residents has been far worse! More houses would change our lives negatively yet again. In this time of global crisis we need to retain all of the green space that is currently BRGC for the sake of all our futures.

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
<https://www1.arun.gov.uk/planning-application-finder>