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11th April 2022

J. Hawley
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:

OWPC46499

I object to the building of any houses on the Bognor Regis Golf Course for the following reasons:

1) The current traffic congestion in the area is at tipping point

Downview Road, a residential road, is already up to capacity.

It is not possible to drive in a straight line down Downview Road due to constantly developing potholes, cars parking, especially when near the road humps.

For those living East of Downview Road there are only two ways out of the residential area south of the golf course and Downview Road is the main one. For properties West of Downview Road it is the only road they can use to leave their properties, whether on foot or by car.

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

The agreement when Site 6 was approved was that NO vehicle link would be made between the current houses in Felpham and new houses.

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.

At school times local roads are grid locked! Cars line both sides of all the residential roads and restrict access to my driveway, STOPPING ME FROM LEAVING OR ENTERING MY PROPERTY BY CAR. For elderly residents this causes anxiety.

3) Additional houses will increase the amount of traffic

- 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) The construction period would have a negative impact on the quality of life of local residents, a huge proportion of whom are elderly.
- 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 for everyone.
- The traffic lights at the junction of Downview Road and the A2559 have been upgraded recently due to a number of accidents. It is still a busy junction with traffic queuing, especially at school drop off times. Construction traffic would be a hazard for children commuting to school.
- 5) Increased noise
- More houses will increase the traffic flow and therefore noise pollution levels further. Noise pollution will be significant during the construction process, as we experienced during the Site 6 construction.
- 6) Increased Pollution
- The additional traffic will increase levels of environmental pollution in the atmosphere in Felpham. We experienced increased dust and debris on our house and garden during the construction of Site 6.
- 7) Flooding
- Flooding is a major issue on the golf course, but it is a wetland habitat for the wildlife. The proposed development would destroy this ecosystem.
- 8) The current club house is not appropriate as a community facility as it needs financial investment and is expensive to run, as declared by the golf club.
- 9) The BRGC site is not identified as a site for housing development on either the ADC Local plan or the Felpham Neighbourhood plan.
- 10) The destruction of the established wildlife habitat.
- The golf club is a sanctuary for a diverse selection of mammals, birds and insects and should be protected for all our futures.
- The planning proposal seeks permission to fell trees with Tree Preservation Orders. These orders are there to protect the old trees; they are not orders to allow builders to cut them down and plant new trees!
- 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

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>