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11th April 2022

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

OWPC46503

I would like to voice my concerns regarding the proposed development of the golf course - there are many reasons why this development should NOT go ahead:

1. The most obvious for me as a teacher of geography is why planning is even being considered on land that floods every year - with an ever warming climate we will experience more extreme weather in the coming years including heavy, prolonged rainfall - surely the fact the golf club is forced to close every year when the course floods is evidence this is not suitable land for urban sprawl!

We need to protect our trees - our carbon sinks - our natural stores of carbon. Focus should be on developing existing brownfield infrastructure that doesn't compromise our ever decreasing green space, which leads me onto

2. Our local environment needs protecting - the golf course and the surrounding conservation areas are teeming with a wealth of wildlife - a highlight of my day is being able to walk and observe the deer, foxes, rabbits, woodpeckers, owls literally on my doorstep - building more homes on the golf course would jeopardise the established wildlife corridors these animals use and leave no habitat for species - where will these animals go?

3. The proposed development (which isn't even in the local plan) will increase pollution levels from additional traffic on Downview road - a road which is already gridlocked twice daily during school drop off and pick up. A road on which traffic calming measures have failed to control the speed of drivers. A road which is already covered in potholes. Traffic backs up for several hundred metres at the junction with Felpham Way - more houses = more cars = more traffic = more gridlock = more impatience = more accidents = potential fatalities -

do the developers want this on their heads???? The average household has 2 cars - how can developers suggest that 1200 more cars using this stretch of road daily isn't going to lead to any extra delays?

4. Our current infrastructure is already compromised - doctors, dentists, schools to name a few. Where will all the extra children be educated? Will our existing children's education be comprised in classes of 35+ students? How will the doctors and dentists meet the needs of the community? How long will the wait be to get an appointment? You are number 20, 30, 40, 50 in the queue..... At the expense of how many lives?

The needs of our existing community (social, economic and environmental) need to be met before any additions are even contemplated. Don't do it!! Listen to the community voice!

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

