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11th April 2022

Julie Passmore
32 New Barn Lane
Felpham
BOGNOR REGIS
West Sussex
PO22 8LN

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:

OWPC46505

I would like to object on the following grounds

The ADC Local plan, and the Felpham Neighbourhood plan have both identified this site as a strategic gap that should not be built on. Building on this site would not only be contradicting the plan it would also set a precedent for other sites to be developed.

Using Downview Road as a single access point is clearly unsafe: a general observation of traffic at school drop off and pick up time would identify this without the need for a traffic survey. In fact, WSCC had already identified the existing problems and installed speed bumps along the road. TRA identifies that it is likely that 74% of traffic movements on and off the development will be by private car - it is likely that the majority of houses will have two private vehicles (as shown in Blakes Mead) adding potentially 960 additional road movements per day to this already busy road. During the development phase, a large amount of construction traffic will be using Downview Road creating a further hazard for those who are dropping their children off and for children who are cycling to school. The analysis of traffic and accidents, in the planning proposal, partly relates to a period when the country was experiencing a pandemic and is, therefore, not reflective of an average period.

There is no provision for an additional Doctor's surgery and the existing surgery at Flansham Park have indicated that they do not have the capacity for further patients.

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>