



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

Joan English
5 Outerwyke Avenue
Felpham
West Sx
po228jh

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:

OWPC46511

The Local Plan, with the Felpham Neighbourhood plan has recently been updated issued & approved & neither documents listed or identified The BRGC area as a strategic development site.

SD SP3 Loss of the gap between Settlements - this development would erode the green corridors between settlements (villages & town) which would lead to loss of identity of Felpham as a village. The established green gap between Bognor Regis & the surrounding villages will be lost.

EMP DM1 the land is viable employment site: The loss of The BRGC would have a negative effect on employment for this area, they currently employ various staff members & the proposed new housing site shows no provision for any kind of alt employment while works take place. If the houses are built it could result in an extra 1056 extra car movements twice per day competing with current traffic volumes which already results in overcrowded roads adjacent to the entrance & around the schools. The schools are at their maximum capacity. The damage to the health of residents & the environment will cause seems ignored. The extra traffic will have an enormous impact on Felpham village and A259. I do not believe that an accurate survey has been carried out & that the extra vehicles would not have an adverse effect on the Downview Rd & Firs Ave or the new EXTRA SAFE traffic light junction which is as the mitigation money intended. This doesn't take into account the volume of commercial vehicles that will be used on the one domestic entrance in to carry building supplies. We have been told just how beneficial the New relocated Golf Club site will be for the members of the current club but at no time have we been advised of just what a benefit the 528 extra homes

will be for the existing residents of FELPHAM or how the A259 and new golf club entrance will manage with lorries and later members. The local schools are at their max capacity. The 528 homes would roughly equate to approximately 1848 new residents who would need use of the medical centre, dentist, schools, so where is this catered for in the application. Flansham Medical is under pressure to be able to meet the needs of its patients & to add nearly 2000 more patients to their overloaded practice would hurt the practice and the health of existing residents. It is clear that the people involved wishing to pursue this planning application have no compassion for wellbeing of residents, children, flora & fauna of Felpham. They want to grab the money and run leaving the rest of us to manage and pick through the potential environmental calamity this planning application will cause. The reason given by the reps of The BRGC to relocate is due to poor drainage of the course in the winter, The club house is out dated, and in need of much improvement which they appear happy to throw at the community to pay for the updates and try to obtain thousands of pounds in limited grant aid to bring up to any standard. I can only put this down to under investment in the current Golf Club and down to the mis-management, lack of foresight and lack of investment so now they consider it reasonable to put many thousands of residents in a terrible position of destroying their quite health and wellbeing. Why not double or triple the membership fees and lawn fees & increase social use?

The BRGC has been on the current site since July 1922 in Felpham, 100 years, this should be a great celebration for the club and the village and instead we are battling a new development on this site. They should have been investing in the drainage of the course, the updating of the facilities, but all they now wish to do is cut and run, leaving what can only be said will be a devastating impact on the local community.

Joan English ADC Councillor-Pevenuey Ward.

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>