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16th June 2022

Karl Lobley
31 Downview Road
PO22 8HQ

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 15th June 2022 which has been recorded as an objection with the comments as follows:

OWPC48234

This plan is ill conceived and badly thought through.

The Golf Club is currently on an area that floods most years. Building on a flood plain with the environmental issues it will cause is extremely short sighted. It will also destroy natural habitats and local wildlife corridors as well as damage walking routes that have existed for years.

Building between 400 and 600 houses with the only access out onto Golf Links road and Downview road will see another 600 to 900 cars move up and down this road (On average there are 1.5 cars per household). How is this justifiable for a side road with school children crossing it daily? It will cause massive congestion down that road and at the junction to the B2259 as well as creating a rat run down Outerwyke road and through Firs Avenue / the roads usable in the roundly, which are again routes school children use daily. The amount of traffic will also bring a huge amount of noise and pollution to the area.

Traffic in the local area is often at a standstill already, even down the Felpham relief road, built to take traffic away from the village and surrounding area, whereas this scheme will only add to it.

Our local doctors, schools and services are already stretched, so adding another 400 - 600 houses to this appears again short sighted.

Surely there are brownfield sites within the area that would be more suitable to housing?

Regards

K Lobley

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>