



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

6th July 2022

Helen Enright
34 Bridger Close,
PO22 8FT

Dear Sir/Madam,

Case Officer: Mr D Easton
Telephone: 01903 737500 ex37361
Email: david.easton@arun.gov.uk

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 5th July 2022 which has been recorded as an objection with the comments as follows:

OWPC48734

This proposal goes against every decision that has been made before. Planning permission was denied in 2017 I believe. It is not part of the Arun local plan. The golf course is the only remaining green area dividing Felpham from Bognor. Felpham has already been over-developed which has put a strain on resources. I cannot even register at a doctor's surgery after moving here almost a year ago. New surgeries that have been promised have never come to fruition. A new school was promised with the last development and was never built. Schools are already at capacity. The A259 and A29 are both very busy and frequently have backed up traffic queues. The developers state that the new houses will not increase traffic. This is a preposterous claim. Every new home will come with a minimum of one vehicle but more likely to be 2 or even 3.

This also doesn't even begin to address the wildlife that live on the golf course who will lose their habitat. There are deer, rabbits, endless indigenous birds including rare varieties. The trees to the rear of the properties on Bridger Close, which currently act as a screen, are all being proposed to be taken out. A single proposed new tree to be planted in place of multiple established trees. These established trees are already an important part of what helps with the drainage of the current area. The developers do not want the responsibility of maintain them and so are ripping them out to replace them with the minute twig like trees they tend to put in. There will be no privacy or green space or peace for any homes which currently look on to the course. Yes these were new builds once too. But, we didn't buy our home as a new build. We moved in last year and paid a premium to be next to a green space. And we pay a higher rate of council tax as a result - which won't be reduced should this development go ahead. All properties were new builds at one stage and

there comes a time when new building has to stop when an area is already reached its capacity. Why can the new development not be built on the land they have purchased to build the new golf course? The new course isn't necessary so close to the already established Littlehampton course. The area has green space nearby so would not be losing the last of their green space. From what I have gathered, crime has already increased in this area. New builds bring issues with anti-social behaviour leading to further crime. This whole proposal can only bring negative results for the residents of Felpham. The support is coming mainly from the golf club members who want their new course and whatever 'reward' the developers will offer and those waiting for affordable housing - which only has to constitute 10% - so very few people will benefit. I completely understand that a new home for some might be a real need but that need does not have to be fulfilled at this site and in an area already over-developed. The golfers want to avoid missing out on their games when the course gets flooded which gives no thought for the rest of the residents in Felpham. The members should be encouraged to find another way of solving their problems.

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>