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11th July 2022

Christine Low
35 Limmer Lane
Felpham
Bognor Regis
West Sussex
PO22 7HD

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 8th July 2022 which has been recorded as an objection with the comments as follows:

OWPC48921

These further proposals and amendments from the developer do nothing to assuage the concerns of local people. This development would be a disaster for the locality. It would be destroying yet another greenspace and natural environment for the already threatened and diminishing wildlife, including mature trees and other natural and beautiful vegetation. The developers are completely ignoring the environmental issues and attempting to insist that there will be no problems with increased traffic, as if that were the only concern. They have no interest in the impact of this proposed development, their only interest is to make money. Of course there will be increased traffic and there will be an increased population at a time when our present infrastructure is already stretched to breaking point. What about schools? What about health centres already unable to cope?

We have lived in this area for 12 years and even in that relatively short time we have seen over developing that it is impacting on the quality of life of people who live here. The new estates that have been built have issues with parking as the planners chose to build more houses to make profits and did not take into account that parking would be important. I have seen no benefit to the community from the apparent increase of council taxes that must have risen as a result of more new housing. The other hugely important area next to the environmental issue is the potential of increased flooding from building on flood plains. We have already experienced flooding in our area a few years ago although some of the issue with that flooding was poorly

maintained drainage channels, increased housing is going to exacerbate. Building on flood plains will increase that risk and the human and financial cost will rise as a result of that. Please make common sense and the welfare of Bognor and Felpham residents prevail. This planning application must be rejected.

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>