



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

15th August 2022

Paul Gardner
68 Downview Road
Felpham
Bognor Regis
West Sussex
PO22 8JA

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 13th August 2022 which has been recorded as an objection with the comments as follows:

OWPC49872

Dear Sirs,

I strongly object to the proposal to build 480 homes on the Bognor Regis Golf Club site.

The reasons for my objections are:

- 1, Downview Road cannot cope safely with an increase of traffic. There is a 20 mph speed limit in place, which is certainly not adhered to. A grid lock situation occurs at school times and it has already become dangerous for cars, cyclists, children and pedestrians, especially around junctions with Wroxham Way, Whitelands, Outerwhyke Road and Goodwood Avenue. The traffic lights at the top of Downview Road cause traffic to back up at peak times.
- 2, To have just one road entering the new proposed estate is impractical and dangerous and consideration should be made, especially regarding access for emergency services.
- 3, The affect on the natural environment that will be destroyed if 480 homes are built on the proposed site. The Golf course offers a habitat in which animals, trees and plants exist.
- 4, It doesn't make sense to rebuild a new golf course further out of Bognor Regis, when a long established facility is already there. The golf course is well run, well managed and has many local members and is well supported. There is even a waiting list of people wishing to join. It would not be environmentally sensible to use the resources needed to relocate.

5, The proposed site where the new golf course is to be built is very prone to flooding. At least 4 months of the year.

6, The addition of 480 homes would put further strain onto Doctors surgery's, (where appointments are difficult to make) Schools which are full, Downview school and Felpham Community College and in an area where there is already very little facilities for young people.

7, The golf course is prone to flooding in extreme weather conditions when we experience a lot of rainfall. It is therefore not sensible to build on areas susceptible to flooding. If action is proposed to be taken, for example raising the levels or piling foundations, consideration must be taken into account where this naturally occurring water will go. (A possible flood risk in other areas)

Kind regards,
Benjamin Gardner

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>