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15th December 2022

jaine wild
1 Sutton Close
Bognor Regis
None
PO22 8EY

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 14th December 2022 which has been recorded as an objection with the comments as follows:

OWPC53323

Mrs.Sophie Brown
Sustainable Places Planning Advisor
Environment Agency
Chatsworth Road
Worthing
BN11 1LD

Dear Mrs. Brown,

Having viewed your Environment Statement for Bognor Golf Course's proposed development of 480 houses, I am concerned that you have not taken full account of the future flooding risks as the 100 year model for flooding is most alarming, and you have simply rubber stamped the developer's Flood Risk Assessment and mitigation. The sluice gates for the rife get closed at high tide, and the worse case scenario shows a metre increase in sea level in 100 years.

I have lived near the golf course for over 40 years and flooding has been increasing. The attached photos

taken on of the course a week ago and are identical to the flooding two years ago. With a significant portion of the course being built on, this flooding will be worse on the undeveloped area as it cannot absorb the rainfall as it does now.

The recent child deaths on a frozen lake in West Midlands highlight the dangers of the developer's proposed lakes (balancing ponds) in the plans that are designed to absorb some of the flood water - but have been shown not to be effective elsewhere in the UK. The rife gets over 8ft deep when flooding, and both rife and lakes will pose a significant safety risk that is unmentioned in your statement. Children will be drawn to the lakes and rife and I foresee a tragedy, and I want to put on record record that I have sent you this email. When a tragedy happens it will be no comfort to me to say I told you so.

Yours sincerely,

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>