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4th September 2023

Gabriella and Mark Upton
9 Whitelands
Felpham
West Sussex
PO22 8JF

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 3rd September 2023 which has been recorded as an objection with the comments as follows:

OWPC61560

Part 1 of our objection.

My husband and I who live in Whitelands, object to the propose housing development for the following reasons:

1. We moved in last September and was shocked by the traffic output that the schools produce. We have seen that from 8.30 am to 9.15 am and 2.45 pm to 3.30 pm, the roads are full of cars where parents are dropping off or picking up their children. We are not talking about small cars as we had when our children were young in the early 90s. We then as parents would walk our children to school and then get a bus to work or go home, depending on our situation, we are finding that 80% of the parents are using their very large SUV cars instead of walking their children. (Walking would be healthier for the children). Due to the cars being predominantly large, space for parking is very tight, hence on numerous times we have seen that their park over ours and our neighbour's driveway. We know for a fact that the police would not come out to ask these cars to move as they would argue that it is a temporary school problem.
2. Whitelands is a predominantly golden years generation area, some of us have mobility issues, the cars taking up parking spaces and pavement spaces, makes it harder for emergency vehicles to come down Whitelands and block the space for them to park to proceed with their professional work for the service of that householder who has paid for this service in many years of working through their NHS insurance.

3. We live in an area that has many Tree Preservation orders, therefore these well-established trees, that produces a lot of wastes in fallen leaves, tend to block our drains. Although the council do clear the leaves, it is not done often enough. This means that we as householders must sweep up the leaves from the edge of our road as the drains are on our side. The reason we are constantly doing this is because, is because water from heavy will not be able to drain away into the drains due to blocked drains. This job is difficult to do as there are cars on the road due to the school, with the increased housing, traffic flow makes it difficult to keep this under control.

4. The school is already nearly full capacity, with the increased housing, children may not be able to get into the current schools, which means that parents would have to drive further to get them into other schools. This will have a great impact of the traffic flow of longer peaks times to Downview Road, which would be the entrance and exit of the proposed site. We as residents are already suffering from extended trip journey time due to the heavy traffic flow, so as parent would need to come out earlier to drop off and pick up their children, we many have the peak times increase either end of the day by an extra 30 minutes.

5. We are concerned that houses are being built on flood plains, this is worrying, and we feel that the pressure of the overflow of water, will affect our property and that of our neighbours, therefore causing local flooding and damaging properties. This then makes us a high-risk insurance customer, plus it would bring the downfall of such a well desired area.

6. We are concerned for the local wildlife which is part of the of the habitat of this area, there would be no free spaces for them to go, which would mean that they would be in constant flow of residential area. This then put a strain on the residential road, this can cause road accidents and may lead to fatality for the resident due to drivers avoiding the wildlife on the road.

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>