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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:

OWPC61561

Part 2 of

Your comments relating to application FP/274/21/OUT have been registered, your reference is OWPC61560
7. As the field next to the golf course refuses to sell their land to the developers, this means that Downview Road will be the main entrance and exit to the site. According to national statistics of 2 cars per household, this means that there would be an increase of 74% of traffic in Downview Road. Downview Road has speed bumps to cut down speeding. Whitelands has no speed bumps, and the road has a 20 MPH zone. I know for a fact that cars currently that uses this road, do not adhere to the speed limit, with a possibility of the 74% not also adhering to the speed limit, it would be a dangerous place for the residents of Whitelands and Downview Road.

8. The local doctors and dentist and already full of current patients, with no NHS facilities in dentist in Felpham and surrounding. Therefore, cars coming from the estate, would cause more danger on the road, especially if they are in a rush to meet the appointment deadline.

9. We have no cycle track going from in and out of Downview Road and surrounding area to and from the golf course. Even if residents want to use their bicycle, they will need to be conscious of the ongoing traffic. The increased traffic of 74% more cars, will mean that some resident may no long cycle and they would feel In danger as no cycle track and drivers not being cyclist aware of their needs.

10. Portsmouth Water authority are currently stating that there is ongoing water pressure issues in Felpham,

imagine what it would be like when you put another 600 plus houses on the demand of water. Especially as more and more, people are hybrid working from work and home.

11. We are concerned that the new residential site, may also have effect of sea water level rising with the current limited rifes. As we can see there are no provision to address this.

12. The increase housing would seriously reduce the green space. Arun Strategic plan have stated the area must be maintained with the current green space. No provision is made to show where this green space will be replaced with.

13. Although the current golf course has offered their listed clubhouse for residential needs. This is only because the cost of running the club house is high. We already have community facilities which is available to the residents and the council. If the Golf course cannot manage the cost of maintenance and repairs on the current listed club house, how can we as residents manage this. We are now in a cost-of-living crisis, where is the excess money going to come from. The resident would not be able to provide this. We need this for our house maintenance, let alone the listed clubhouse building.

The above objections are why my husband and I are not happy with the proposed housing applications from the Golf Course.

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>