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9th November 2023

Peter Brookshaw
50 Wroxham Way
Felpham
PO22 8ER

Case Officer: Sue Field
Telephone: 01903 737698
Email: sue.field@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 November 2023 which has been recorded as an objection with the comments as follows:

OWPC62867

Dear Sir/Madam,

I'm am writing to register my observations and very strong & heartfelt objection to the proposed housing development planned for the Bognor Regis Golf Club course under reference HA/2022124003.

Prior to this latest and now continuing rainfall the area of the golf course and of the surrounding flat grass and wooded areas which was prone to some severe flooding in recent years, I believe this was attributed to the adjacent rife between the course and the LEC Airfield becoming over full resulting in it bursting its banks, along with the many tributaries that connect to the rife.

This previous flooding has caused untold damage to the golf course (of which I am a member), resulting in the course being unplayable and severely damaged for considerable periods of time.

In this current period of heavy rain the course and a much larger surrounding area (which unfortunately is getting even closer to my home in Felpham) has become totally saturated and completely flooded to the point where it is now necessary for the Golf Clubs General Manager to a Kayak around the course to carry out course inspections to see the huge extent of damage being caused.

It is my consideration that current nearby developments like that of the huge Amazon wear-houses and other previous housing developments like those adjacent to the 18th fairway, along with the lack of attention by the appropriate agencies to dredge and clear the main rife and its many adjoining tributaries has led to this flooding situation getting worse and worse.

Something that if not looked at immediately could result in my home and those in the wider area becoming in greater and unnecessary significant danger of flooding like that on the golf course, LEC airfield & the nearby properties & businesses, and of course the new development should it go ahead- .

I believe that should these new homes under this proposed development go ahead they will also contribute significantly to the flooding in years to come, which will then significantly add to the potential areas of flooding, resulting in my home and those of my wider neighbours becoming blighted by regular flooding.

A further observation on my part is that the proposed location of the new golf course just off the A259 north of Middleton is just as likely to become a flood risk area, with the development of the new course and the existing nearby homes south of the proposed new course location sandwiched between the new golf course & the sea putting them at a significantly greater risk of being flooded?.

I urge those involved in this whole unnecessary process of relocating the golfing facility and the provision of homes on the vacated course to reconsider any decision to approve this proposed potentially catastrophic development.

Yours sincerely
Peter Brookshaw

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>