



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

8th March 2022

G R Farrell
10 Roundle Square Road
Felpham
West Sussex
PO22 8JX

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 5th March 2022 which has been recorded as no objection with the comments as follows:

OWPC44922

Although I am hugely disappointed that such a large area of open space is to be built on, the fact is that it is not publicly accessible open space except for the Public Rights of Way. Another fact is that there is pressure on LPAs to build houses and if not here, then where? And if there is a demand from people for houses to live in, then they have to go somewhere.

Having said that, it is utterly unacceptable to have the access from Downview Road. The Bognor Regis Relief Road was built to provide relief for the Parish of Felpham - underlined by the downgrading of the old A259 to B road status. Failing to protect the parish from an influx of additional traffic on this scale, must be against ADC policy and should be thrown out on that alone. However, there is an alternative - and that is to revive the plans for a north - south 'relief road'. It was in the original plans drawn up when the east-west relief road was proposed. The big win (apart from avoiding Downview Road) is that such a north- south road would act as a drop off area for Downview School with a spur into the western side of the school. The big win is that the chaos and safety issues of parents delivering/collecting children would disappear. The road layout of the area round Wroxham Way has not changed at all - but the number of children attending Downview has increased from less than a couple of hundred to well over six hundred in the last four decades. A north-south road to the west of Downview would a) resolve that issue and b) offer the opportunity for a bespoke drop off area. There is also a need for a drop off area for FCC but because children attending FCC

are more able to get themselves to/from school, the need is not as pressing - but a bespoke drop off area would be a big plus for all concerned and would of course help further quieten the B2259 for the benefit of everyone.

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>