



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 April 2022

christopher neil salmon
50 Downview Road
Felpham
PO22 8HH

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 8th April 2022 which has been recorded as an objection with the comments as follows:

OWPC46419

I write to protest the proposed development of Bognor Regis Golf Club. Life and the enjoyment our village is under threat due to the proposed development. As residents we object on the follow grounds:

1. The Local Plan: This development is not in the Local Plan.
2. Traffic: Downview Road has recently had the introduction of a 20mph speed limit and speed ramps. Neither have had the desired effect. The speed ramps can be straddled by most vehicles. The speed limit has not changed behaviour. Downview Road is constantly under repair from potholes. During peak load times one can wait at the Downview traffic lights for 4 cycles of lights changing. Queues tail back for several hundred metres. The discipline of some school children on their bicycles in heavy traffic leaves much to be desired. A serious accident is imminent. This will be compounded by heavy construction traffic and latterly increased use by the development's residents.
3. Environmental: Bognor Regis Golf Club is the last green belt between Felpham Village and Felpham Bypass. The Golf Club and surrounding farmland regularly flood during excessive rainfall. The development will stress the local watercourses and effectively "move" the problem further downstream. There is also the need to consider the local wildlife habitat. Again, this is under constant threat.
4. Education: The Developers believe that Downview Primary School and Felpham College are capable of absorbing the influx of new residents. This is not the case. Using the UK revised average of 1.7 children per household:
 - a. 600 homes = 1,020 children

b. Assume 6.5% are at private schools.
 c. Assume 15% are at College / Sixth Form College
 d. Assume 15% are pre-school / nursery
 e. Assume 15% remain at their current place of education
 f. 495 children requiring education
 g. 495 across 12 years of education
 h. 40 children requiring a school place in every year at Downview Primary School and Felpham College.

5. Healthcare: since the start of the pandemic local healthcare resources have been stretched. The proposed development will further stress the healthcare needs of the existing community.

6. Village life: Felpham is a picturesque Sussex village that is popular for tourists. Felpham cannot cope with the existing level of influx. The village does not have sufficient parking or amenities to address the needs of the existing local community.

7. Antisocial behaviour: This is on the increase. There is simply not enough entertainment in the village to engage our youngsters. The Blakes Mead development highlights this. Teenagers using playgrounds meant for a younger audience. The football ground that was promised was never constructed. The very noticeable increase is e-scooters and e-bikes using Downview & Outerwyke Road and their pavements as a racetrack.

8. Further Development: Residents now have to live with the constant intrusion of gliders being towed above our properties from the former LEC Airfield. The CAA have been written to on several occasions notifying them of the operator contravening CAA regulations and safe flying practice. The Golf Club development will be the start and the LEC Airfield will follow.

9. Investment: we have already started to experience a decline in local property value with the news of the development. So as a homeowner and investor, our investment will decline to allow the developers to continue with their incessant need to plunder our community. We live here. They will simply move on to the next target.

Sirs, I implore you to reconsider the need for housing on a green belt. The residents of Felpham will rigorously oppose this application and will unite to protect our community.

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>