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11th April 2022

Heather Knight
52 Downview Road, Felpham, Felpham, Felpham
Felpham
Bognor Regis
West Sussex
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 9th April 2022 which has been recorded as an objection with the comments as follows:

OWPC46509

I and my family living here object very strongly to the development of the existing land due to the environmental impact and other effects this will have on our home in Downview Road. Despite HLM's best attempts and describing how the environment and biodiversity of the area will be cared for, this development will have irreversible effects on the existing open/green space and wildlife habitats currently in place. Additionally and importantly, the access via Golf Links Road/Downview Road will undoubtedly impact on traffic using Downview Road with the addition of so many houses. We have already had to accept some 820 homes on the original Site 6 development, which this proposed development will almost adjoin. We were told that there would be no traffic travelling through that estate on to roads around my own home: In reality there has been a significant increase in vehicle (and pedestrian) traffic using Downview Road and other roads in the area, as those inhabitants cut through to make their way to the two existing schools, one at each end of my road. We were originally told that a new primary school would be built for the new estate - but in the end it was decided that the current schools would have to expand instead, therefore adding to the burden of our local schools, roads and infrastructure. To now have a further several hundred homes with resulting vehicles thundering down our road is beyond belief. The speed bumps installed into Downview Road to address the increased traffic/speeding, while well intentioned, have done very little to improve things - because they are split bumps (instead of reaching across whole width) the majority of vehicles simply straddle them /zig zag

around, and many lorries or larger vehicles just speed over them causing additional noise disturbance. What was a pleasant, peaceful road to live in with occasional increased traffic at peak / school times has become a busy traffic route often gridlocked or extremely difficult to exit homes at peak times.

The local schools and doctors surgery are already overcrowded and must surely be at the limit of capacity - certainly it's virtually impossible to get appointments at the surgery now.

It is unacceptable to further encroach on the remaining green space and strategic gap between Felpham and Bognor Regis/Bersted, as development surely goes against planning policies of preventing urban sprawl in green space areas. Despite the government insisting on the need for so many houses nationally (but really only foisting them on the south of the country) I do not believe that this number of houses is needed in a semi rural/suburban location.

It is significant that the site and its development are not allocated in either the Arun District Council Local Plan or the Felpham Neighbourhood Plan. Indeed, quite the opposite as these material planning documents, especially the Felpham Neighbourhood Plan, specifically protect the present golf club site through policies allocating open spaces, limits of Built Up Area Boundary (BUAB) and environmental policies.

The present golf club and associated land is outside the Built Up Area Boundary, therefore development on it would be contrary to BUAB policy.

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>