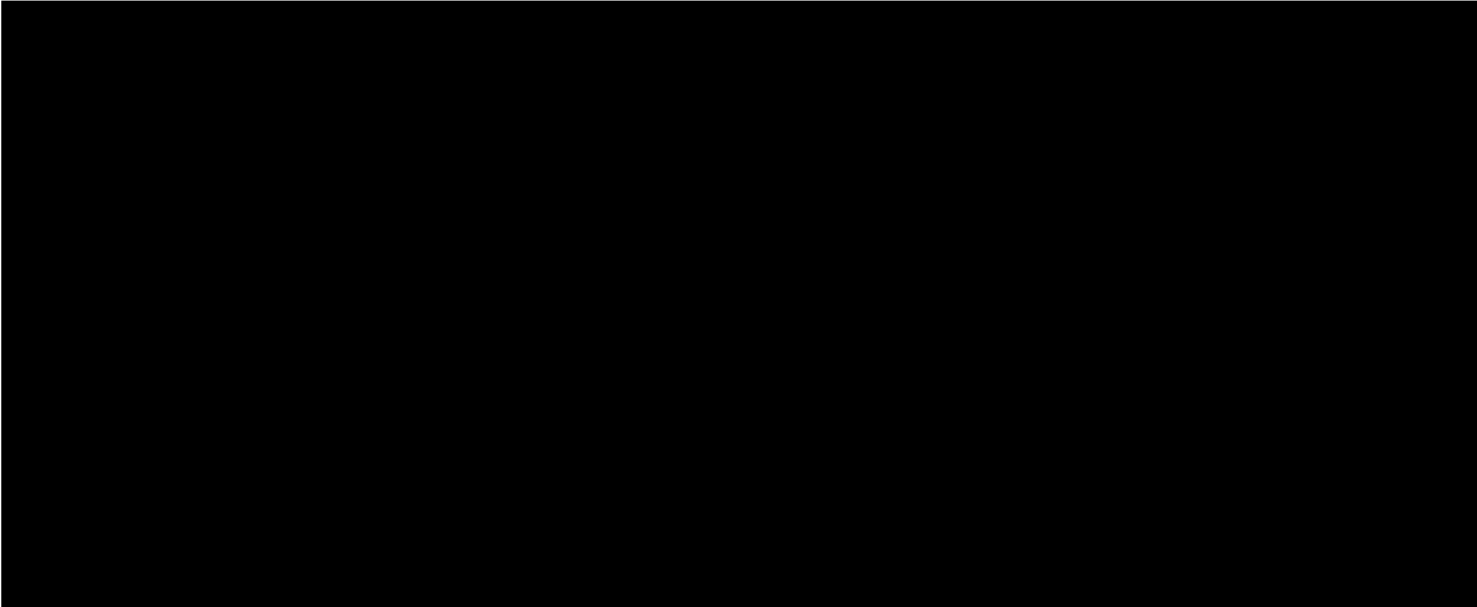




Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

Sign up to our newsletter here



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

Sign up to our newsletter here

-----Original Message-----



Sent: 08 April 2022 13:24

To: Planning <Planning@arun.gov.uk>

Subject: BOGNOR GOLF CLUB / PROPOSED DEVELOPMENT - FP/274/21/OUT

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Sirs,

I write to protest the proposed development of Bognor Regis Golf Club.

Life and our enjoyment of living in the region is under constant threat. The development in Yapton and Barnham are a testimony to how developers impact everyone's lives with no compensation or consideration to the community. Roadworks and traffic management in these villages have delayed every commute. The developers count cash whilst we sit in traffic.

The development of Bognor Regis Golf Club will be no different. Anyone who thinks access to the development from Downview Road is suitable are either ill-informed or they need their heads examining. Clearly a desktop exercise is not the same as living in the village. Clearly taking traffic recordings during a lockdown and global pandemic are not going to provide the accurate level of assessment and traffic analytics required to make a considered and well thought-out decision.

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. Highway maintenance for Downview Road is not a priority for the local council. During peak load times and the school drop off times, one can wait at the Downview Traffic lights for 4 cycles of the lights changing. Queues can 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. The Roundle Estate have recently installed their own access controls (which they are well within their rights to do), but this has compounded the problem on Downview & Outerwyke Road. As a resident of Downview Road I can assure you that it is not the right access for the development.
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. As a resident I am not convinced these issues have been thoroughly investigated.
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. Both suffer from severe traffic issues during peak load. Neither school have been the beneficiary of investment with regard to parking, this was a condition of the Blakes Mead development that was never addressed. 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. This leaves 495 children requiring education

- g. Split 495 across 12 years of education
- h. This leaves 41 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. It is harder and harder to even get an appointment with the local GP. 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. Other anti-social behaviour includes the new trend of the small minority of irresponsible dog owners disposing of their pets waste bags on our walls and hedgerows.
- 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 site 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 rape and plunder our community. We live here. They will simply move on to the next target.

This application is symptomatic of the continued RedRowdian, Wimpfication, Barrattisation and Seawardian pillaging of the West Sussex Countryside.

The residents of Felpham will rigorously oppose this application and will unite to protect our community. Your authority has the opportunity to stand up to the developers and oppose the application.

Kind regards,

Mr C N Salmon

50 Downview Road

Felpham