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6th July 2022

Dr S and Mrs T Clarke
69 Downview Road
Felpham
PO22 8JA

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 6th July 2022 which has been recorded as an objection with the comments as follows:

OWPC48823

We write to express and reiterate our strong objection to the proposed relocation of Bognor Regis Golf Club and replacement with a new housing development:

1. Felpham and its village residents do not want another housing development within its boundary. Whilst we understand the need for housing across Arun, the village has been inundated with new housing during the past 5 years.
2. We do not want works access through Downview Road or future public access through Downview Road. As per the other new developments it would make logical sense for access to be only via the relief road and as proposed as a potential future vehicular link in the masterplan.
3. Access through Downview Road would significantly increase traffic volumes in and around Downview Road, place strain on the junction between Downview Road and Felpham Way, and therefore on the surrounding roads. We are rightly concerned for the safety of adults and children due to the potential for additional traffic and pollution.
4. Downview Road is included in the restricted 20mph speed limit. Despite this, and the inclusion of speed humps, many drivers regularly exceed 20mph-30mph. Numerous road users drive too fast and are not considerate to others despite the fact that they are in a village environment. Although many of the road relief and speed limit developments were funded by the recent housing developments, they are not enforced.
5. The areas around Downview Road are extremely busy at peak school drop off and pick up times. Many

parents drive to drop off their children at school. Some parents block driveways, park on double yellow lines, mount kerbs and greensward areas, and drop off children on the zig zag lines. There are numerous examples of parents and/or children nearly being hit by cars, road rage and actual traffic collisions. Any new housing development and/or access via Downview Road would add to this existing problem.

6. The increased population in Felpham and surrounding areas and hence an increase in car usage has led to an increased use of village roads, poor parking and a severe risk of accidents, particularly in Felpham Road at the junctions of Limmer Lane/Felpham Road/Felpham Way where two deaths and one serious incident have occurred in recent years.

7. There has been an increase in anti-social behaviour in recent years which is a concern to families in general but more importantly to elderly residents in the area

8. The proposed development of up to 480 more homes, with public access to a new community centre, does not consider the need for new services including roads, schools, GP, and hospital provision where there is already a shortage of these services. Downview School is already at or nearing capacity, despite its recent expansion. How will children gain a place in their local schools as a new one is not proposed?

9. This proposed new housing development is yet another stain on Felpham village and the wider Bognor area, where planning has been very short-sighted. For example, the relief road should have been built as a dual carriage way and roundabouts at various points made larger to cope with the increased volume of traffic due to new housing and new business developments.

10. We do not need a community centre at the bottom of Downview Road. Very few residents of the "village" use the new community centre in the new housing development and would unlikely use another. If it is required by those on the new development, then a new centre should be built within, or access provided via the relief road, as it was for the existing new development.

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>