



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

26th October 2022

Richard & Sue Bateman
32 Red Barn Crescent
Felpham
PO22 8FB

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 25th October 2022 which has been recorded as an objection with the comments as follows:

OWPC51843

We object to the proposed development overall, and have already submitted our comments. We now wish to object strongly to WSCC Highways approval of the use of Downview Road as access in and out of the proposed new estate.

1. The new A259 relief road was built to protect the village of Felpham. The Blakesmead estate surely set a precedent that no traffic from that estate should enter or exit via Downview Road/Felpham village to the south. This argument surely holds for the proposed golf club estate, which should also only be able to use the new relief road. A spur road could easily be run from the new A259 in the area of the footpath leading across the golf course up to Barnham for access, and not Downview Road.

2. Downview Road is already a very busy residential road, especially at school drop off/pick up times, and the traffic calming/20 mph speed limit does little to make the road safer. We walk down the road daily, and see over 50% of cars exceeding the speed limit, sometimes up to double the speed. More traffic speeding down the road to the traffic lights will create a very dangerous environment for pedestrians, children on scooters, and cyclists, plus the obvious nuisance to residents. Pedestrians are generally ignored when trying to cross the road at the junctions and it now comes as a surprise to us when a car gives way. The use of minor roads to the east of Downview Road as rat runs will increase as cars try to beat the traffic.

3. Local residents and Felpham Parish Council know these roads very well, and how they are used - far better than any visiting officials from WSCC Highways. Please take our comments seriously.

4. By not having a new access road south from the proposed estate, more people will walk or cycle to school, the village and the beach, which is exactly the encouragement we should be giving people to use their cars less in the future.

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>