



Felpham Neighbourhood Plan

2014-29

Pre-submission plan

**Sites assessment
results**

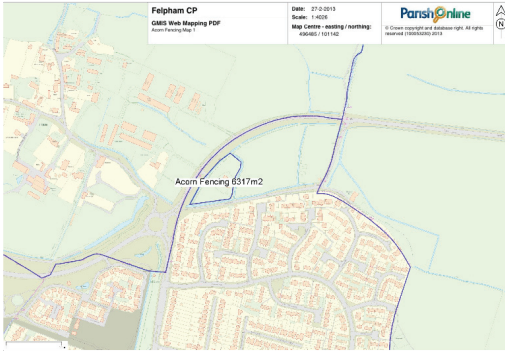
Appendix

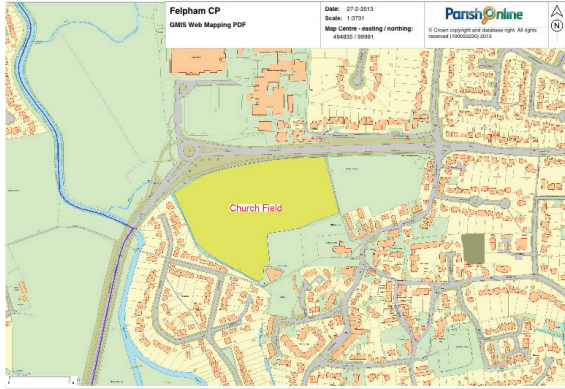
Assessment of Potential Housing Sites

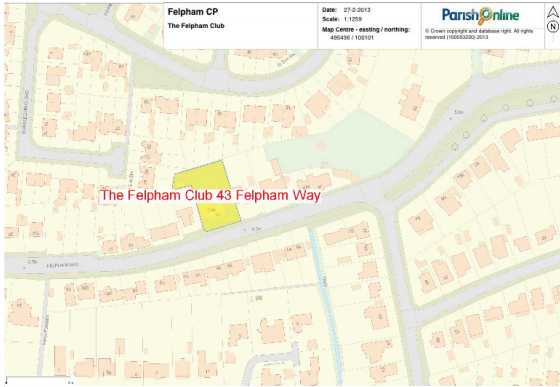
(NOTE: Maps are for indicative purposes only)

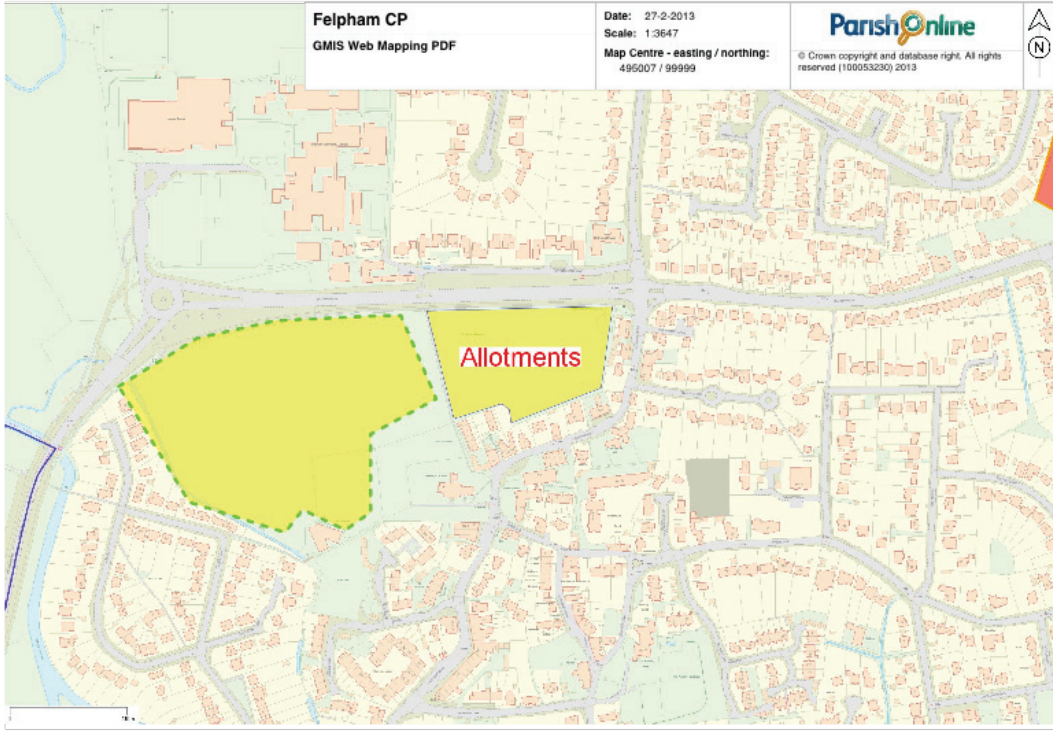
Table of Contents

Acorn Fencing	4
Church Field	6
The Felpham Club	8
Felpham Way Allotment Site	10
Flansham Lane Recreation Ground	11
Flax Mean	12
Bognor Golf Club	13
Greenswards	14
St Michael's Horse Field	15
King George V Playing Field	16
Links Avenue Car Park	17
Longbrook Park	18
Felpham Methodist Church	19
Milestones Garage	21
Old Rectory Gardens	22
The Ridgeway	23
Roundle Square	24
Blakes Mead (Site 6) School area	25
Southern Water Compound	26
St Michael's Allotment Site	27
Tennis Courts/Pitch and Putt	28
Felpham Village Hall and Scout Hut	29
VRV	30
Worms Lane Woods	31
Q8 Garage and buildings to rear	32
The Fox Inn	33
The George PH	34
The Old Barn PH	35
Thatched House PH	36
The Southdowns PH	37
Grassmere Car Park	38

Name of Site:	Acorn Fencing
Location	The Rookery, Flansham Lane, Felpham
	
Owner	Acorn Fencing
Current Usage	Sale of wooden sheds and related wood items
Local Plan Allocation	None
SHLAA	None
Neighbourhood Plan Allocation	None
Flood Risk	Eastern section (approx. 25% of the site) is in an area that could be affected by flooding from the sea with a 1 in 200 or greater chance of happening each year and a 1 in 100 or greater chance of flooding each year from a river/rife.
Planning History	Residential development comprising 90 flats and houses refused 1999 Residential development comprising 96 dwellings appeal dismissed 2006
Size	6317m2 (map 1)
Detail	Acorn Fencing started from humble beginnings in 1999, and quickly became one of the leading fence panel manufacturers in the area. After a year or two the natural progression was to add garden buildings to product range. Employs three local people.

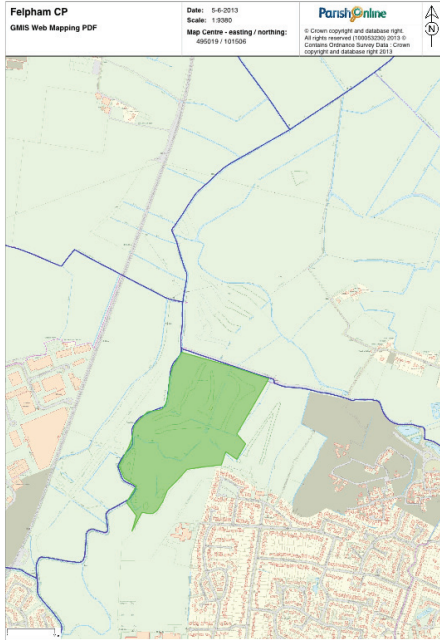
Name of Site:	Church Field
Location	North of Felpham Village
	
Owner	Lyons Trust (Agents - Strutt & Parker, Chichester)
Current Usage	Agricultural
Local Plan Allocation	Green Infrastructure Corridor A
SHLAA	Designated rejected site as “the site is protected new open space in the adopted local plan and is therefore unsuitable for development”.
Neighbourhood Plan Allocation	Local Green Space
Flood Risk	Western section (approximately 1/3 of the site)) is in an area that could be affected by flooding from the sea with a 1 in 200 or greater chance of happening each year and a 1 in 100 or greater chance of flooding each year from a river/rife.
Planning History	<p>FP/128/99 – change of use from agriculture to public open space and green cemetery. Conditionally approved 15/02/2000.</p> <p>FP/139/99 – outline for residential development with open space (Alfred McAlpine). Withdrawn.</p>
Size	4 ha Map 15
Detail	<p>Church Field is a pocket of land that lies within the Felpham Parish Boundary. It is some 4 Hectares in size and is the only piece of land in Felpham “of historic interest as it is the only field left remaining in Felpham where William Blake wrote “Jerusalem”, is in the area covered by his watercolour Felpham landscape, now in the Tate and is therefore a vital part of Felpham’s unique identity”.</p> <p>It has as its boundary with St Mary’s Church and North Way to the south, Felpham Way to the north, the Felpham Allotments & Gardens Society (FAGS) to the east and Rife Way to the west. It is owned by the Lyon’s Family Trust and managed on its behalf by Strutt & Parker (Chichester) and is currently used for farming/agricultural purposes.</p>

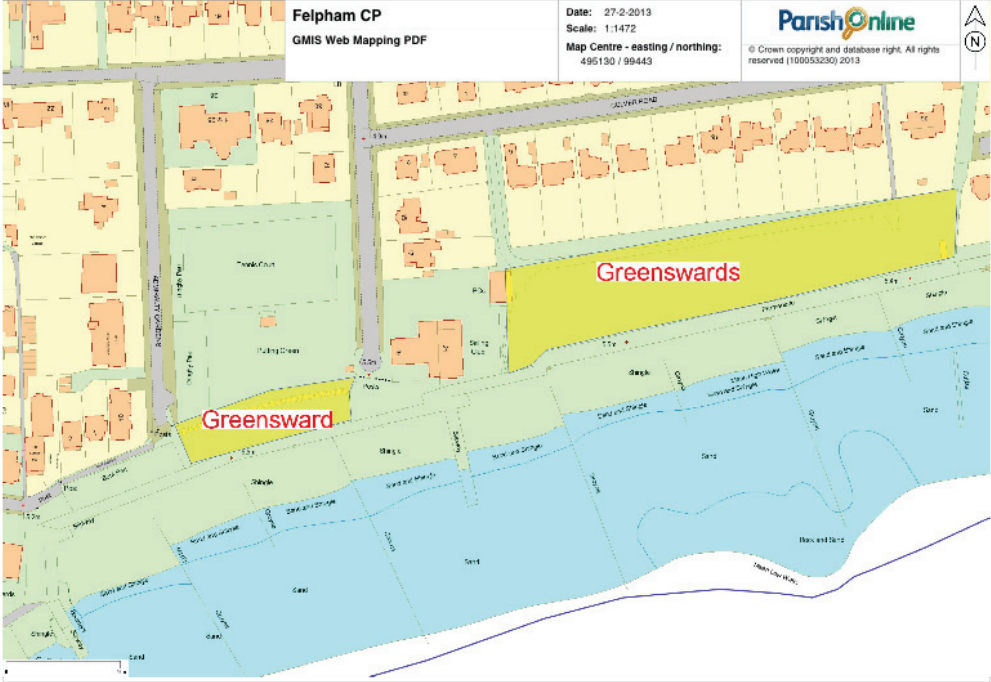
Name of Site:	The Felpham Club
Location	43 Felpham Way, Felpham
	
Owner	Michael Noor
Current Usage	Indian Restaurant (commencing May 2013)
Local Plan Allocation	None
SHLAA	This site is identified in the SHLAA document as a potential site for new homes. "It is considered that the site is marginally viable and is unlikely to be developed in the medium term, because of a combination of low sales value for flats and high existing use value. The site already contains 4 x 1 bedroom flats and could potentially be developed for a net gain of 2 flats in the short to medium term".
Neighbourhood Plan Allocation	None
Flood Risk	None
Planning History	<p>FP/129/09 – certificate of lawfulness for existing use of lock-up garage to store builders materials/plant. Approved 29/10/2009.</p> <p>FP/132/09 – outline application to demolish rear extension, convert ground floor into 2 residential units. 2 no. first floor units and 1 no. second floor residential unit. Refused 12/10/2009.</p> <p>FP/245/06 – demolition of existing garage and erection of single storey office and store. Refused 14/12/2006.</p> <p>FP/152/97 – porch. Approved 12/12/1997.</p>
Size	985m2 Map 2
Detail	Site has been purchased in 2013 and refurbished to become a 'So India' restaurant.

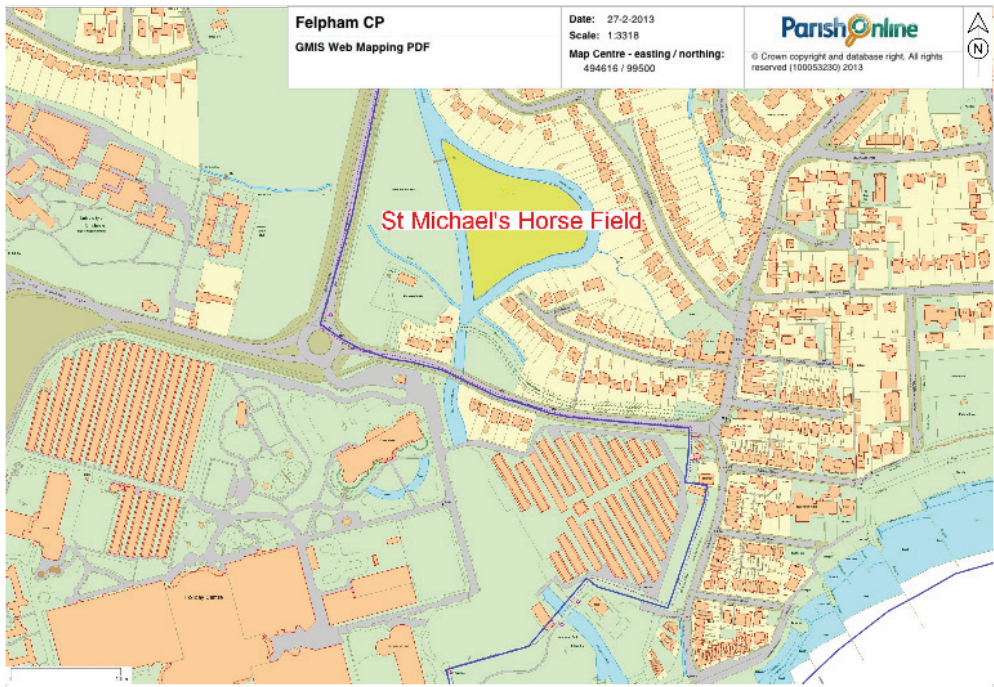
Name of Site:	Felpham Way Allotment Site
Location	Felpham Way, Felpham
	
Owner	Felpham Parish Council Land Registry Title WSX325529
Current Usage	Allotment
Local Plan Allocation	No
SHLAA	No
Neighbourhood Plan Allocation	Local Green Space
Flood Risk	The whole site is in an area that could be affected by flooding from the sea with a 1 in 200 or greater chance of happening each year and a 1 in 100 or greater chance of flooding each year from a river/rife.
Planning History	None
Size	1.4ha Map 3
Detail	January 2013 - 11 people on the waiting list

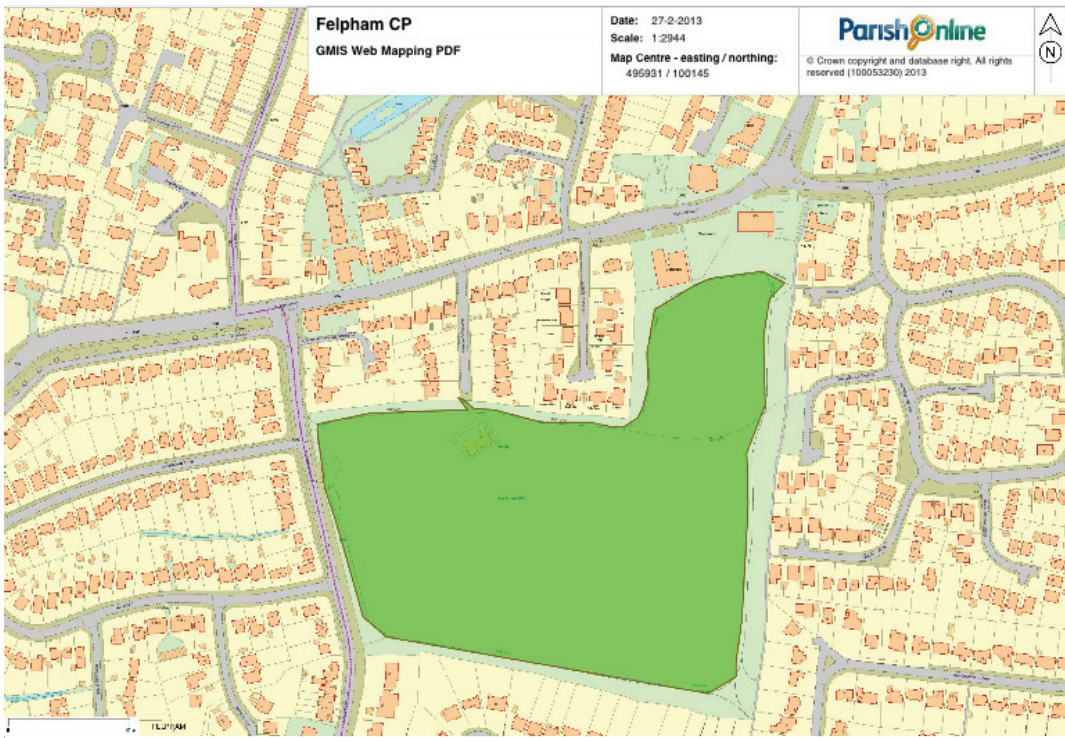
Name of Site:	Flansham Lane Recreation Ground
Location	Flansham Lane
 <p>The map shows a residential area with a yellow-shaded rectangular area labeled 'Flansham Lane Rec' in red text. The map includes a scale bar, a north arrow, and a legend. The legend indicates 'Felpham CP' and 'GMIS Web Mapping PDF'. The map also shows '2 Flansham Park' with a blue icon. The map is dated 27-2-2013, scale 1:1745, and map centre - easting / northing: 496261 / 100811. The map is copyrighted by ParishOnline (10003250) 2013.</p>	
Owner	Arun District Council
Current Usage	Recreation ground and playground
Local Plan Allocation	No
SHLAA	No
Neighbourhood Plan Allocation	Local Green Space
Flood Risk	None
Planning History	None
Size	6408m2 Map 4
Detail	Key Local Site - ADC Play Strategy 2011-16

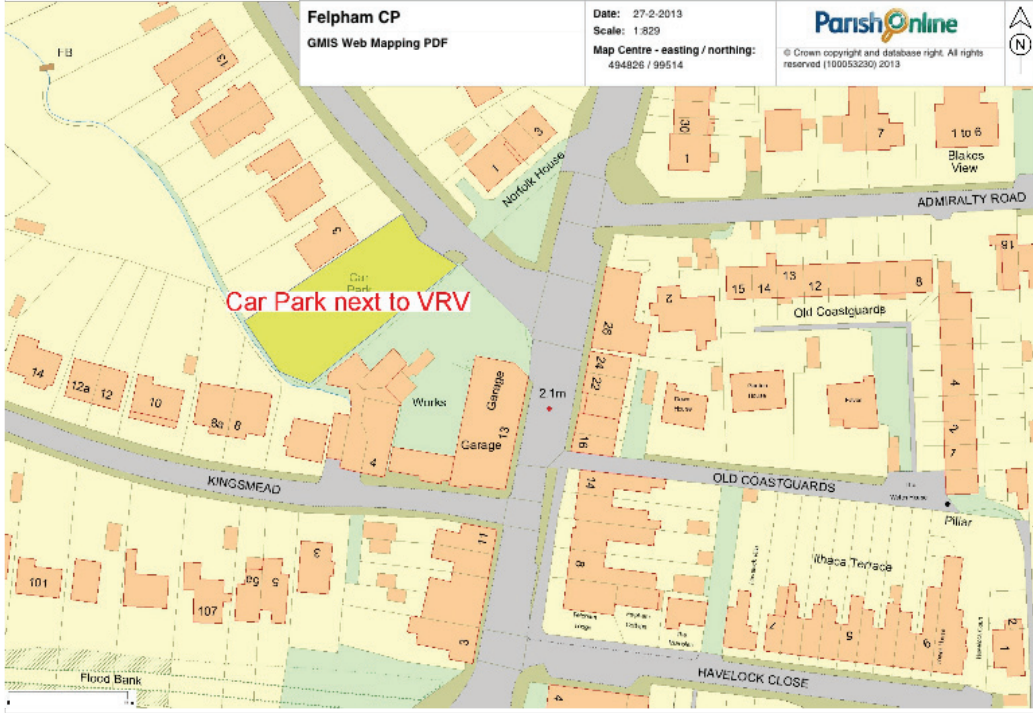
Name of Site:	Flax Mean
Location	Flax Mean
	
Owner	ADC
Current Usage	Housing
Local Plan Allocation	None
SHLAA	No
Neighbourhood Plan Allocation	None
Flood Risk	None
Planning History	<p>FP/69/88/B – building of lobby, lift shaft and motor room. Passed 27/04/1988.</p> <p>FP/68/88 – application under regulation 4 of the TCPGR 1976 for building of lobby, lift shaft and motor room. Approved 13/04/1988.</p>
Size	4353m2 Map 5
Detail	

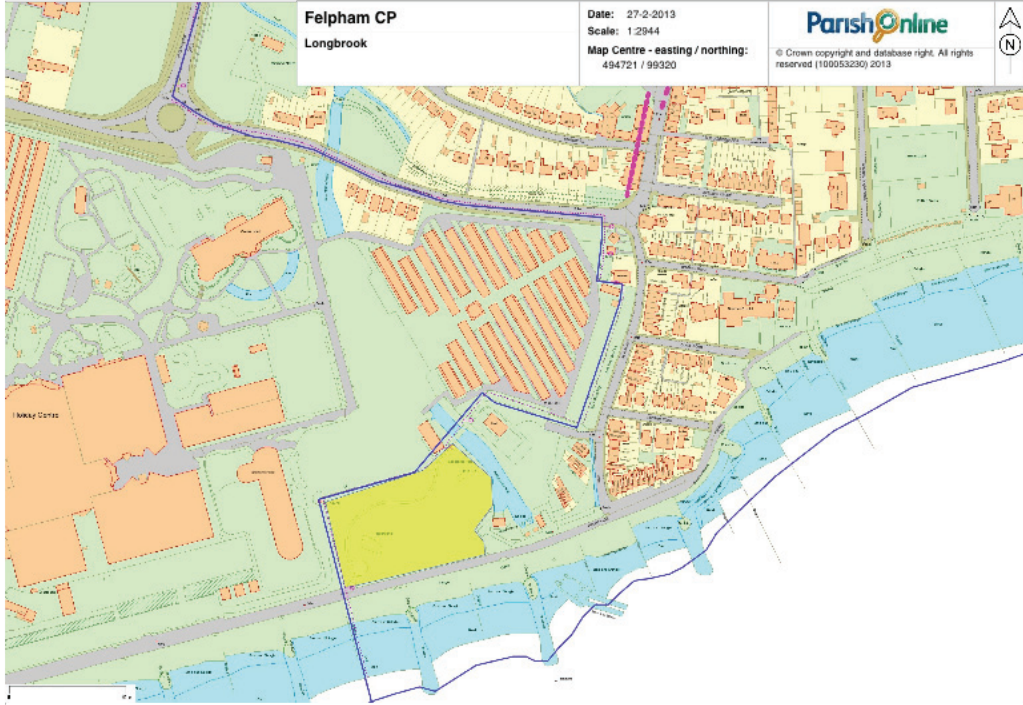
Name of Site:	Bognor Golf Club
Location	Golf Links Road, Felpham
	
Owner	Bognor Golf Club Ltd
Current Usage	18 hole golf club
Local Plan Allocation	Green Infrastructure Corridor A
SHLAA	No
Neighbourhood Plan Allocation	Local Green Space - only the part located within the parish as shown on the map
Flood Risk	90% of the site is in an area that could be affected by flooding from the sea with a 1 in 200 or greater chance of happening each year and a 1 in 100 or greater chance of flooding each year from a river/rife.
Planning History	<p>FP/129/91/BN – building notice for new foul drainage system including pump chamber. Structural alteration to store area including new steel beam. Accepted 14/10/1991</p> <p>FP/300/87 – single storey extension to an existing snooker room. Approved 29/12/1987.</p>
Size	
Detail	

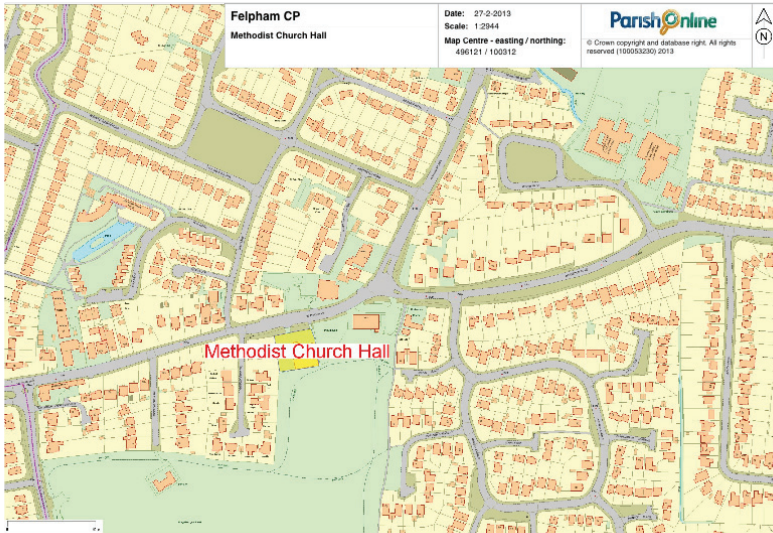
Name of Site:	Greenswards
Location	The Promenade
	
Owner	ADC
Current Usage	Beach Hut site and recreation area
Local Plan Allocation	None
SHLAA	No
Neighbourhood Plan Allocation	Local Green Space
Flood Risk	No. Other than a small section at the western end (Wedgwood Rd) of west greensward
Planning History	None
Size	1101m2 and 5343m2 Map 16
Detail	Two areas of greensward on the seafront

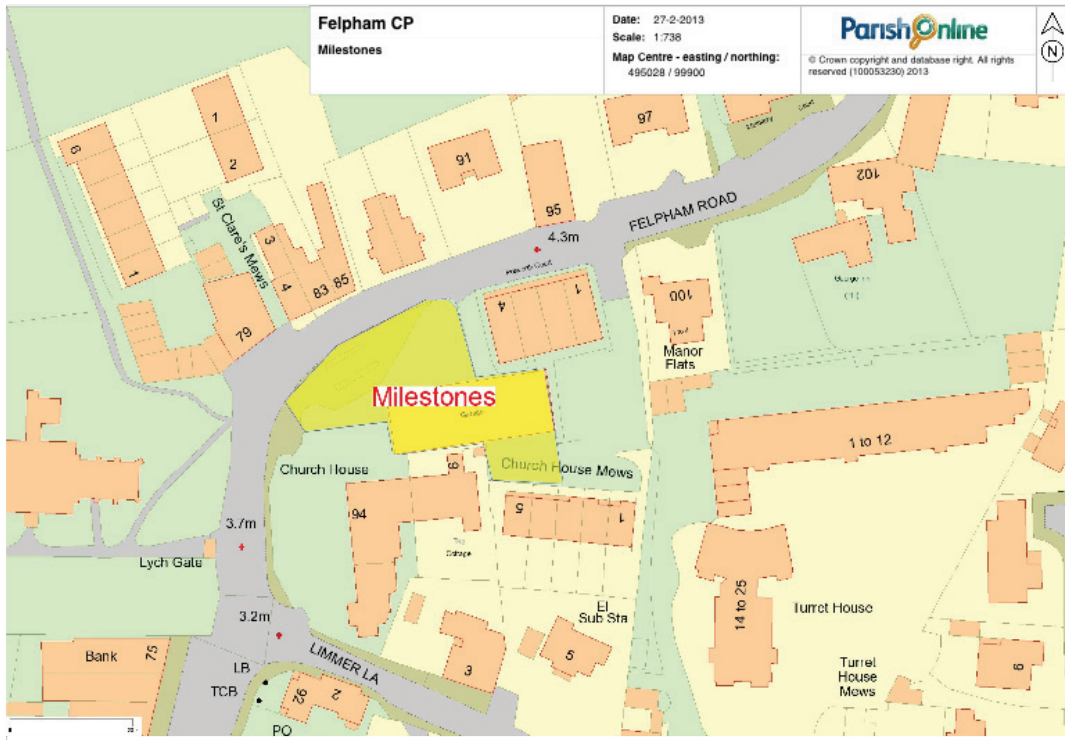
Name of Site:	St Michael's Horse Field
Location	Felpham Way, Felpham
	
Owner	Felpham Parish Council Land Registry title WSX325528
Current Usage	Horse Field
Local Plan Allocation	Green Infrastructure Corridor A Existing Open Space
SHLAA	No
Neighbourhood Plan Allocation	Local Green Space
Flood Risk	The whole site is in an area that could be affected by flooding from the sea with a 1 in 200 or greater chance of happening each year and a 1 in 100 or greater chance of flooding each year from a river/rife.
Planning History	None
Size	9501m2 Map 11
Detail	Currently leased out to a local resident on a 364 day lease.

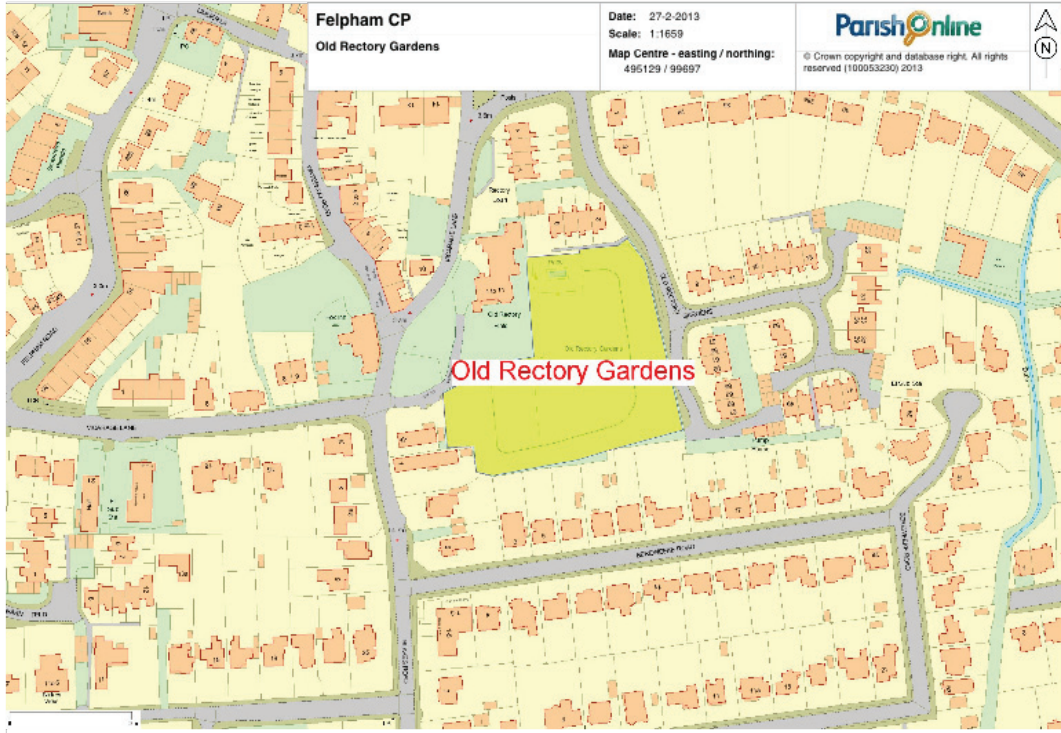
Name of Site:	King George V Playing Field
Location	Felpham Way/ Summerley Lane
 <p>Felpham CP GMIS Web Mapping PDF</p> <p>Date: 27-2-2013 Scale: 1:2944 Map Centre - easting / northing: 495931 / 100145</p> <p>ParishOnline © Crown copyright and database right. All rights reserved (100053230) 2013</p>	
Owner	ADC
Current Usage	Recreation Ground/Sports pitches and playground
Local Plan Allocation	Existing Open Space
SHLAA	None
Neighbourhood Plan Allocation	Local Green Space
Flood Risk	None
Planning History	<p>FP/129/93/B – construct a tea servery extension to existing pavilion. Passed 08/10/1993.</p> <p>FP/128/93 – application under regulation 3 of TCPGR 1992 to construct a tea servery on the existing pavilion and erect flood lighting, Deemed permission 03/11/1993.</p>
Size	6.5ha Map 17
Detail	

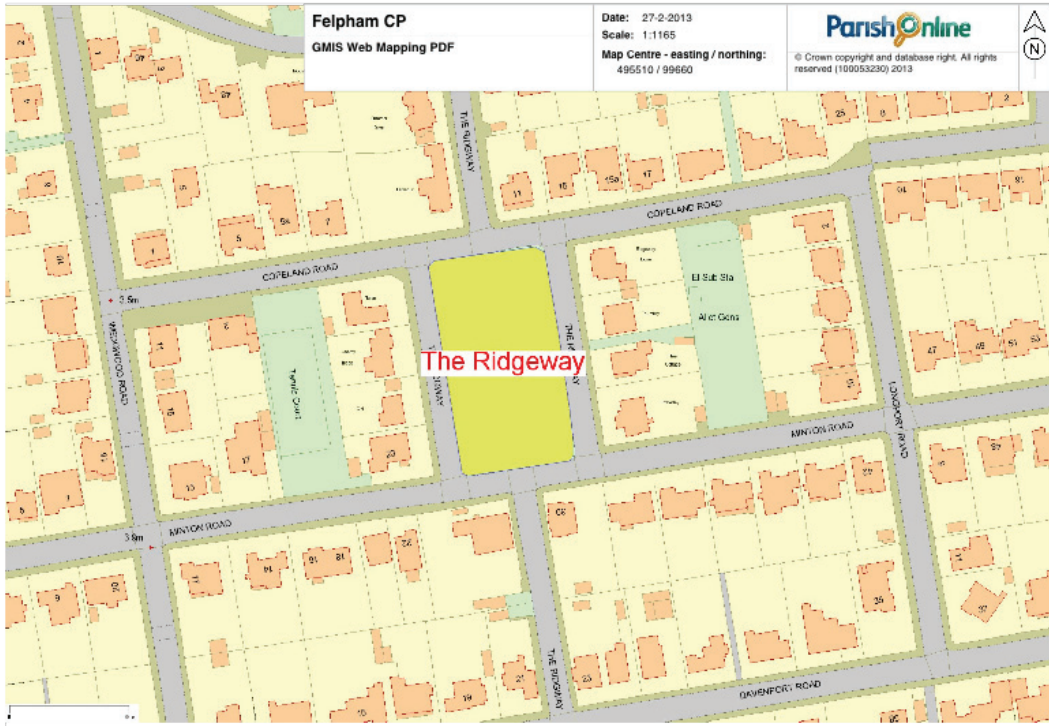
Name of Site:	Links Avenue Car Park
Location	Felpham Road
	
Owner	ADC
Current Usage	Car Parking
Local Plan Allocation	None
SHLAA	Yes. Rejected site – “information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development, because the site is not currently being promoted for residential development. This availability position should be monitored annually”.
Neighbourhood Plan Allocation	None
Flood Risk	The whole site is in an area that could be affected by flooding from the sea with a 1 in 200 or greater chance of happening each year and a 1 in 100 or greater chance of flooding each year from a river/rife.
Planning History	None
Size	751m2 Map 9
Detail	Links Avenue whilst owned by Arun District Council is funded/ contributed to annually by Felpham Parish Council to ensure that it is free of charge for usage by residents and visitors. It has 32 unmarked parking spaces.

Name of Site:	Longbrook Park
Location	Sea Road, Felpham
	
Owner	ADC
Current Usage	Open Space - recreation area
Local Plan Allocation	Existing Open Space
SHLAA	No
Neighbourhood Plan Allocation	Local Green Space
Flood Risk	Eastern section (approx. 50% of the site) is in an area that could be affected by flooding from the sea with a 1 in 200 or greater chance of happening each year and a 1 in 100 or greater chance of flooding each year from a river/rife.
Planning History	FP/93/02 – outline application for HQ building to replace existing sub standard building. Approved 07/08/2002.
Size	9126m2 Map 18
Detail	Site has a Management Plan for 2012-2022 (produced by ADC).

Name of Site:	Felpham Methodist Church
Location	Felpham Way, Felpham
	
Owner	Methodist Church
Current Usage	Church and Community Hall
Local Plan Allocation	None
SHLAA	Yes. Designated rejected site as "information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development, because the site is not currently being promoted for residential development. This availability position should be monitored annually".
Neighbourhood Plan Allocation	Asset of Community Value
Flood Risk	None
Planning History	<p>FP/122/00/BR – provision of enclosed waiting area. Passed 27/09/2000.</p> <p>FP/99/00 – provision of enclosed waiting area. Approved 24/07/2000.</p> <p>FP/103/97/B – demolition of existing front entrance and erection of new lobby and porches. Passed 15.09/1997.</p> <p>FP/43/97 – new entrance lobby and porches to replace existing. Approved 18/04/1997.</p> <p>FP/154/87/B – erection of new hall, committee room and chair store with alterations to existing hall. Passed 27/08/1987.</p>
Size	1585m2 Map 19
Detail	

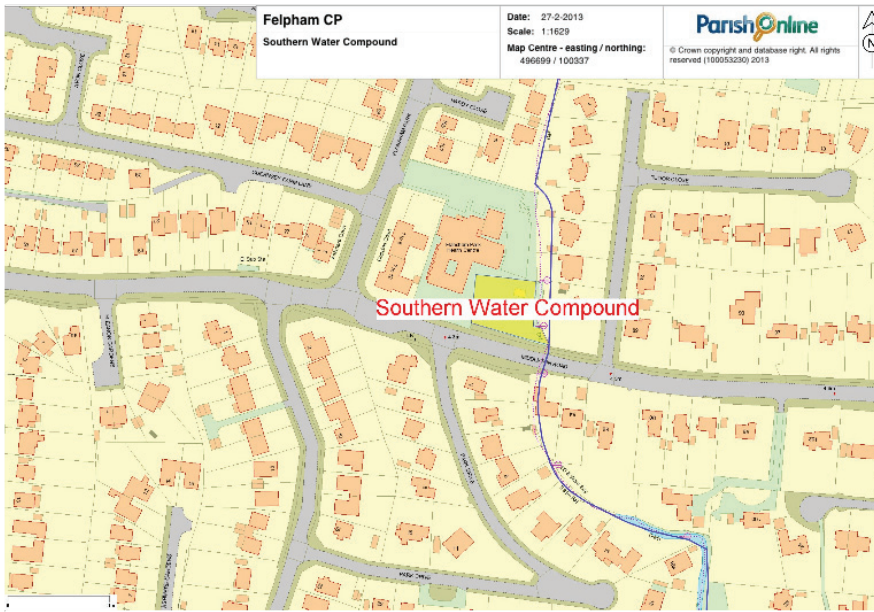
Name of Site:	Milestones Garage
Location	Felpham Road, Felpham
	
Owner	Milestones Garage
Current Usage	Car repairs
Local Plan Allocation	None
SHLAA	None
Neighbourhood Plan Allocation	None
Flood Risk	Part of site adjacent to Felpham Road is an area that could be affected by extreme flood from sea or rivers/rife with a 1:100 chance of occurring each year.
Planning History	
Size	968m2 Map 20
Detail	

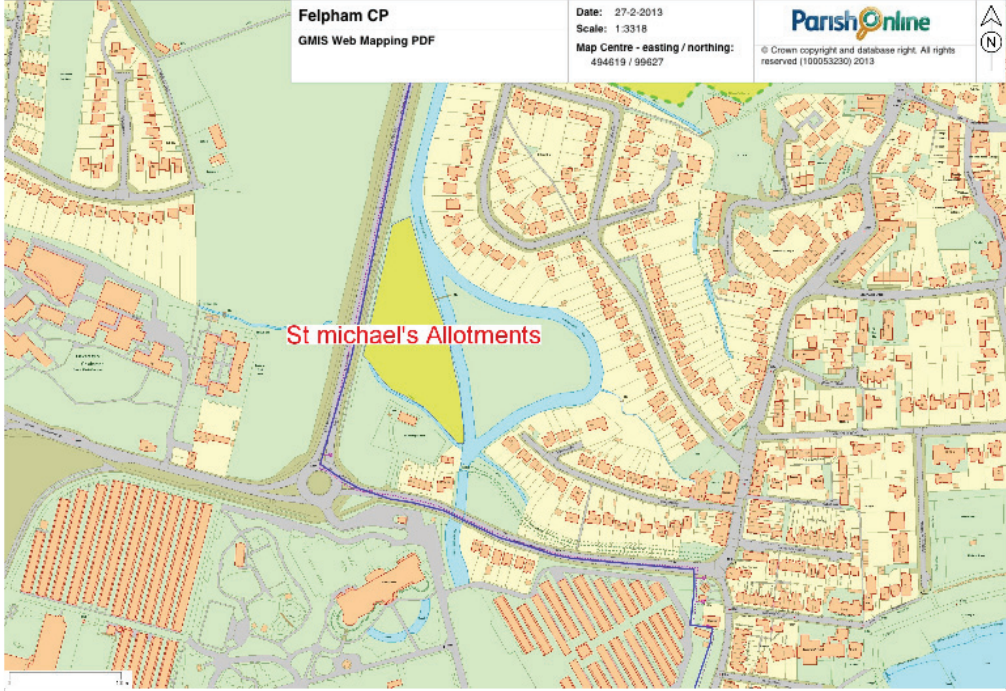
Name of Site:	Old Rectory Gardens
Location	Old Rectory Gardens
	
Owner	ADC
Current Usage	Recreational/Open Space
Local Plan Allocation	Conservation Area
SHLAA	Designated rejected site as "the site does not currently offer a suitable location for development because it is important protected open space".
Neighbourhood Plan Allocation	Local Green Space
Flood Risk	None
Planning History	None
Size	6306m2 Map 10
Detail	

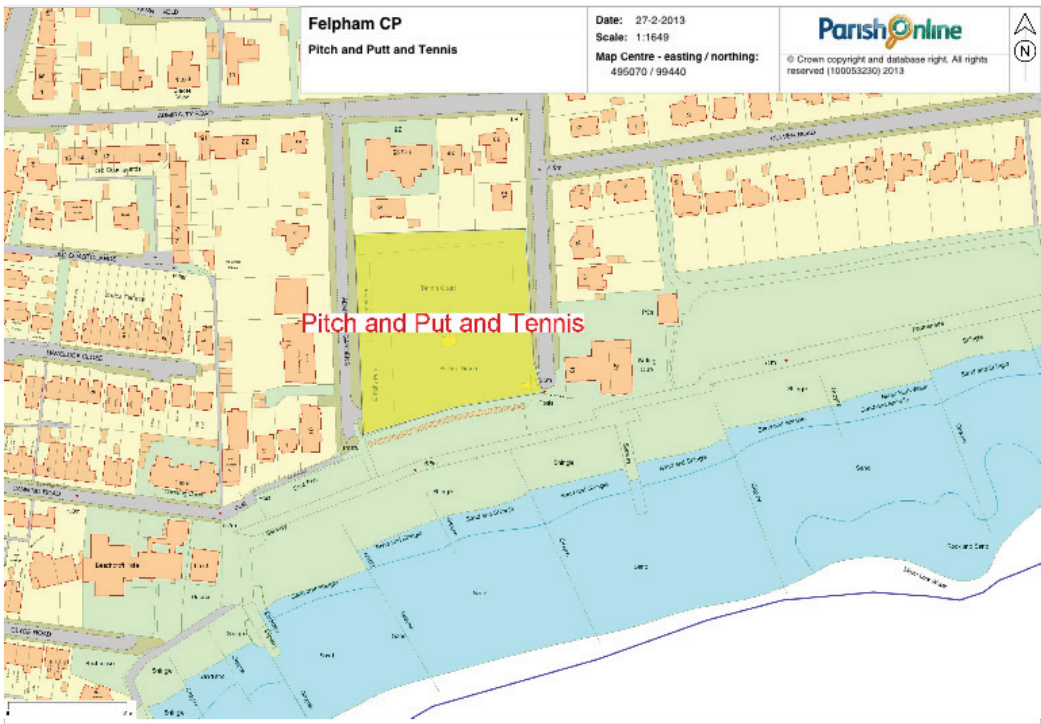
Name of Site:	The Ridgeway
Location	The Ridgeway Open Space
	
Owner	
Current Usage	Open Space
Local Plan Allocation	Existing Open Space
SHLAA	Designated rejected site "development would result in the loss of open space and listed buildings are located around the site".
Neighbourhood Plan Allocation	Local Green Space
Flood Risk	None
Planning History	None
Size	2304m2 Map 21

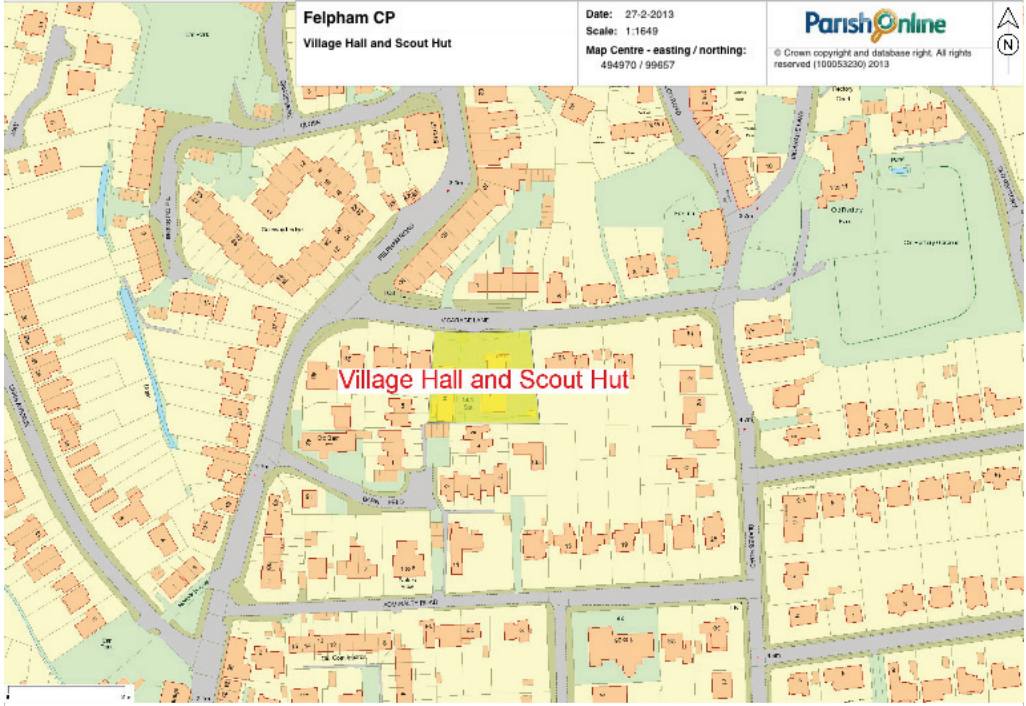
Name of Site:	Roundle Square
Location	Roundle Square
	
Owner	Roundle Estate
Current Usage	Recreation
Local Plan Allocation	Existing Open Space
SHLAA	No
Neighbourhood Plan Allocation	Local Green Space
Flood Risk	None
Planning History	None
Size	4413m2 Map 22
Detail	

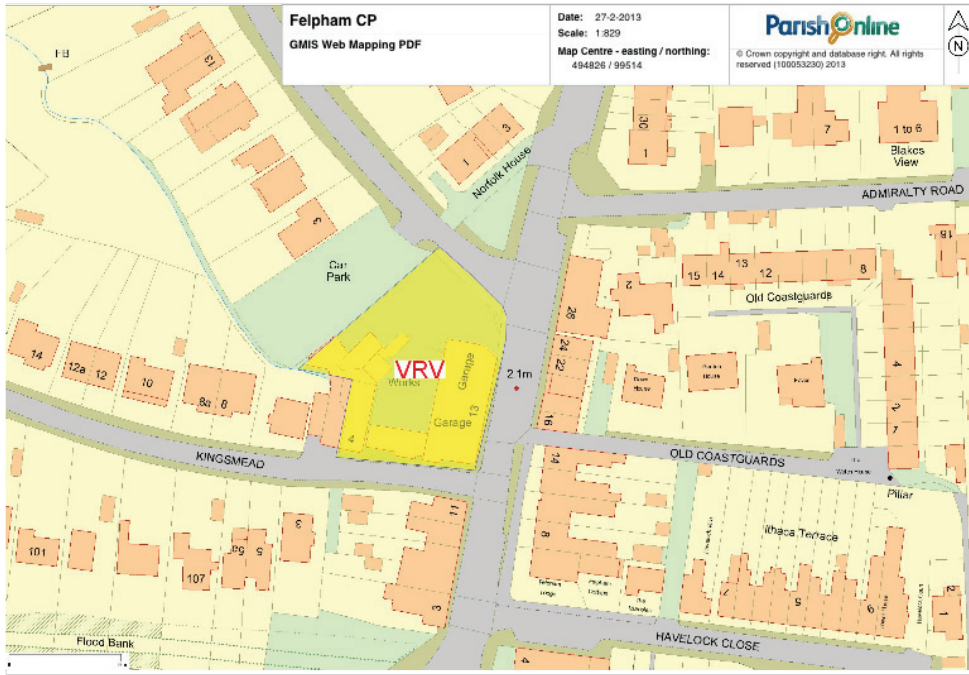


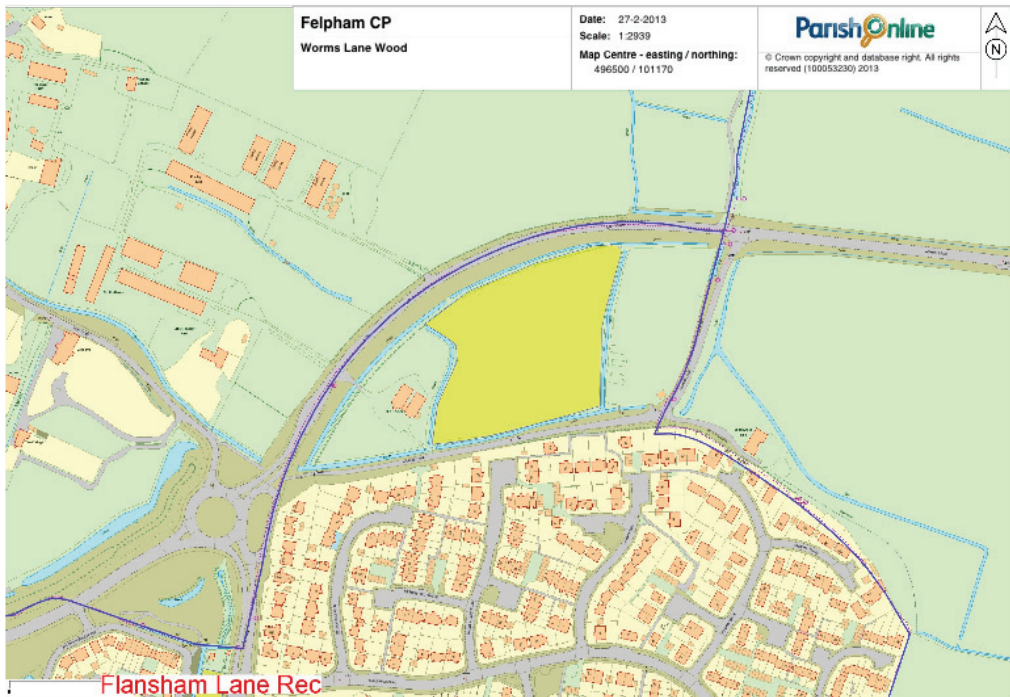
Name of Site:	Southern Water Compound
Location	Middleton Road
	
Owner	Southern Water
Current Usage	Compound
Local Plan Allocation	None
SHLAA	Yes. Rejected site – “information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development, because the site is not currently being promoted for residential development. This availability position should be monitored annually”.
Neighbourhood Plan Allocation	None
Flood Risk	The whole site is in an area that could be affected by flooding from the sea with a 1 in 200 or greater chance of happening each year and a 1 in 100 or greater chance of flooding each year from a river/rife.
Planning History	FP/71/07/TEL – 12 metre high wooden telegraph pole. Withdrawn 25/04/2007. FP/137/05/TEL – 12 metre telegraph pole. Appeal decision dismissed on 18/05/2006.
Size	879m2 Map 23
Detail	

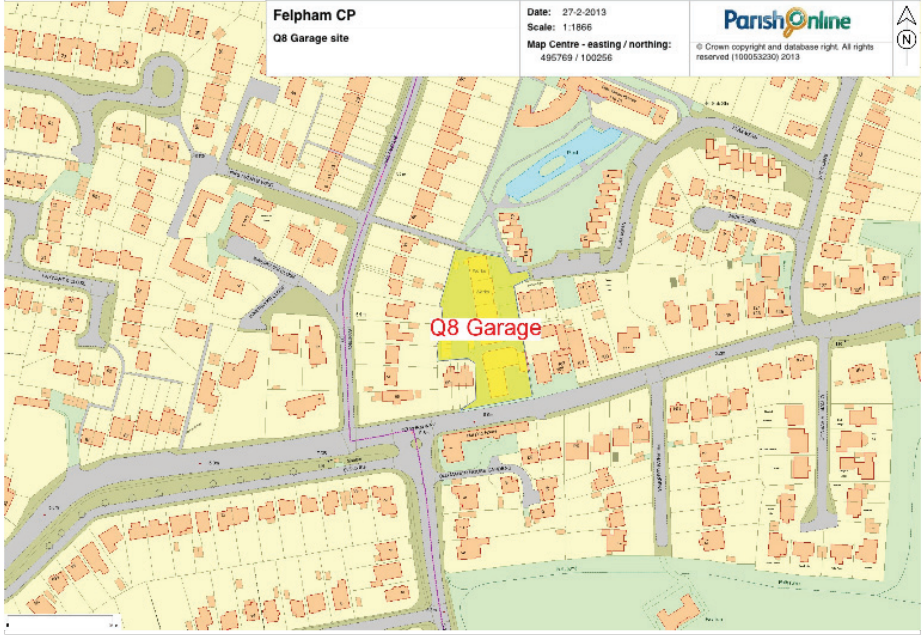
Name of Site:	St Michael's Allotment Site
Location	Felpham Way, Felpham
	
Owner	Felpham Parish Council
Current Usage	Allotment 39 plots
Local Plan Allocation	Green Infrastructure Corridor A
SHLAA	Rejected site – “the site is currently a protected allotment site and is heavily constrained by flood risk”.
Neighbourhood Plan Allocation	Local Green Space
Flood Risk	The whole site is in an area that could be affected by flooding from the sea with a 1 in 200 or greater chance of happening each year and a 1 in 100 or greater chance of flooding each year from a river/rife.
Planning History	None
Size	9316m2 Map 12

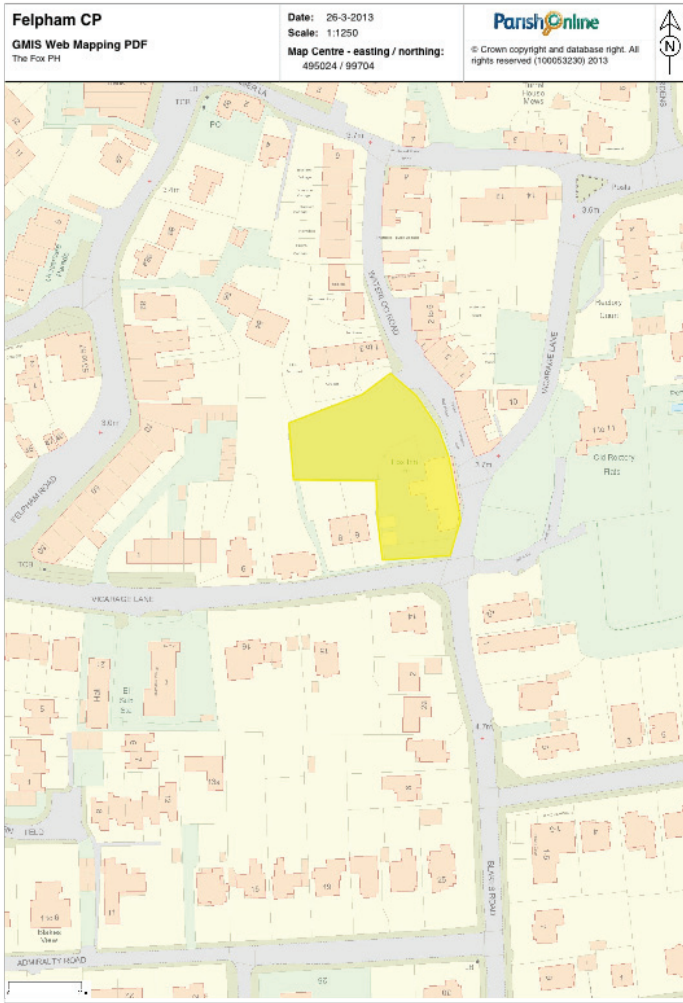
Name of Site:	Tennis Courts/Pitch and Putt
Location	Blakes Road, Felpham
	
Owner	ADC
Current Usage	Tennis Courts/Pitch and Putt
Local Plan Allocation	Existing Open Space
SHLAA	Yes. Rejected site – “the site does not currently offer a suitable location for development because it is protected open space”.
Neighbourhood Plan Allocation	Local Green Space
Flood Risk	None
Planning History	None
Size	5811m2 Map 6
Detail	


Name of Site:	Felpham Village Hall and Scout Hut
Location	Vicarage Lane
	
Owner	Trustees
Current Usage	Community Hall and Scout Hut
Local Plan Allocation	None
SHLAA	Yes. Rejected Site – “information gathered for the purposes of this study suggests that there is no confidence in the site being available and coming forward for development, because the site is not currently being promoted for residential development and is currently in another active use. This availability position should be monitored annually”.
Neighbourhood Plan Allocation	Asset of Community Value
Flood Risk	The whole site is in an area that could be affected by an extreme flood from the sea or rivers/rife with a 1 in 100 chance of occurring each year.
Planning History	FP/227/08/BR – re-tiling of roof and upgrading of tiling. Passed 21/11/2008.
Size	1828m2 Map 7
Detail	

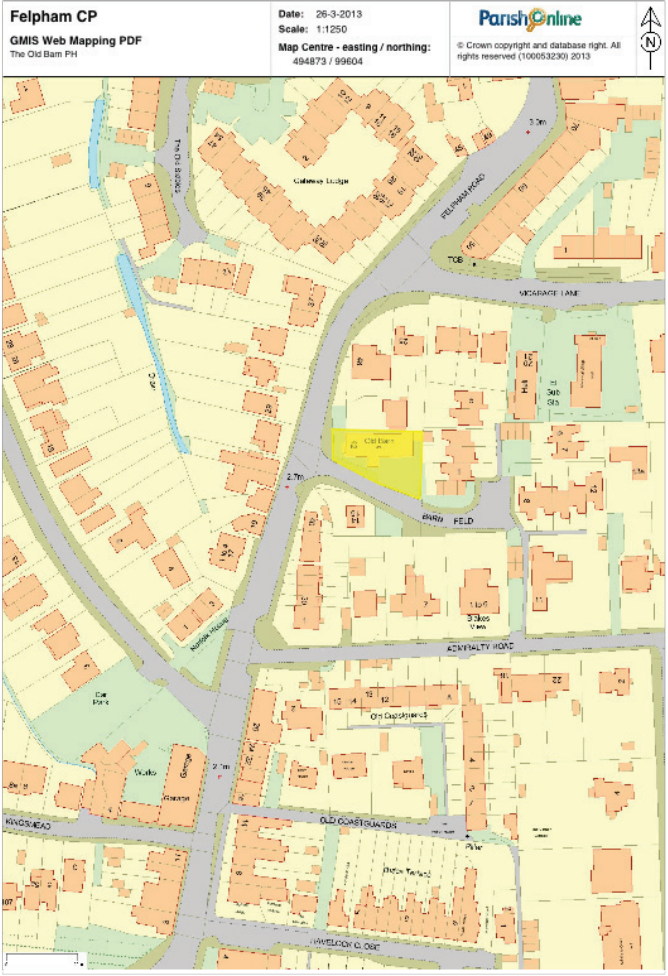
Name of Site:	VRV
Location	Felpham Road, Felpham
	
Owner	VRV Automobiles
Current Usage	Car repairs
Local Plan Allocation	None
SHLAA	Yes. Rejected site – “the site is potentially suitable for development, although there are flood risk issues which would require addressing. However, there is no confidence in the site being available and coming forward for development, because the site is in active employment use and is currently not being promoted for residential development. This availability position of the site should be monitored annually”.
Neighbourhood Plan Allocation	None
Flood Risk	The whole site is in an area that could be affected by flooding from the sea with a 1 in 200 or greater chance of happening each year and a 1 in 100 or greater chance of flooding each year from a river/ rife.
Planning History	<p>FP/30/88/B – extension and alteration to existing motor vehicle repair cwork shops. Passed 12/04/1988.</p> <p>FP/236/87 – demolition of existing sub-standard motor vehicle repair workshop areas and rebuilding with extended area. Approved 14/10/1987.</p>
Size	1534m2 Map 8
Detail	

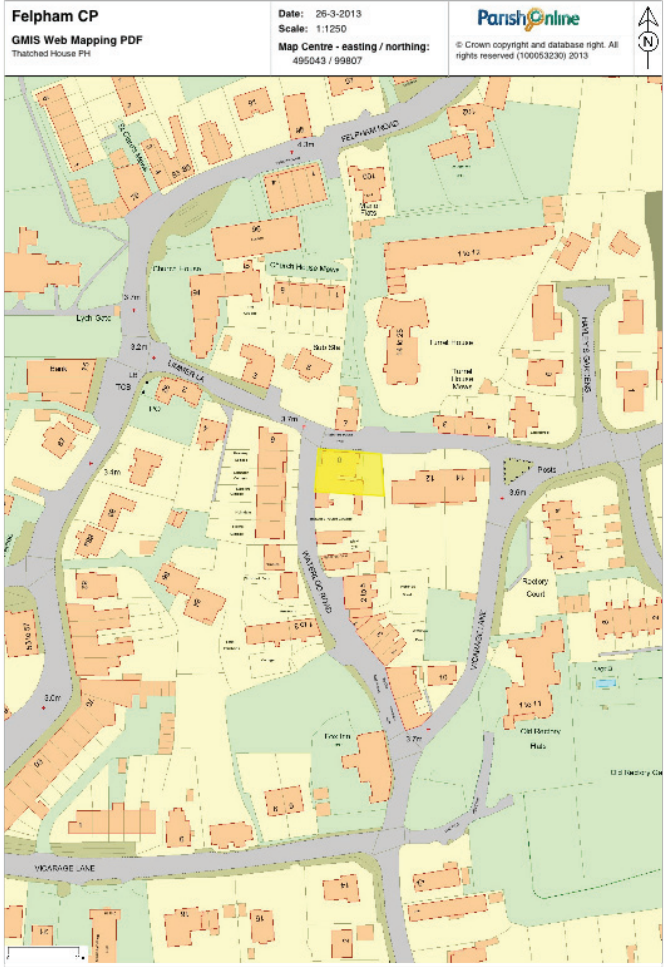
Name of Site:	Worms Lane Woods
Location	Worms Lane Woods
	
Owner	The Woodland Trust
Current Usage	Woods
Local Plan Allocation	None
SHLAA	Rejected site – “the site is potentially suitable for development, although there are flood risk issues which would require addressing. However, there is no confidence in the site being available and coming forward for development, because the site is in active employment use and is currently not being promoted for residential development. This availability position of the site should be monitored annually”.
Neighbourhood Plan Allocation	Local Green Space
Flood Risk	The whole site is in an area that could be affected by flooding from the sea with a 1 in 200 or greater chance of happening each year and a 1 in 100 or greater chance of flooding each year from a river/rife.
Planning History	None
Size	1.5ha Map 13
Detail	

Name of Site:	Q8 Garage and buildings to rear
Location	Felpham Way
	
Owner	Kuwait Petroleum Ltd plus other unit owners
Current Usage	Petrol station and workshops
Local Plan Allocation	None
SHLAA	No
Neighbourhood Plan Allocation	None
Flood Risk	None
Planning History	FP/36/92A Signs Approved 1992 FP/68/92 - 2000 gallon tank Approved 1992 FP/114/94 and FP/9/98 Filling station with sales, car wash and underground tanks Approved 1994 FP/66/97 - toilets for Towncross Engineering
Size	3142m2 Map14
Detail	Petrol station with workshops used by Towncross Engineering. Key employment site.

Name of Site:	The Fox Inn
Location	Vicarage Lane
	 <p>Felpham CP GMIS Web Mapping PDF The Fox PH</p> <p>Date: 26-3-2013 Scale: 1:1250 Map Centre - easting / northing: 496024 / 99704</p> <p>ParishOnline © Crown copyright and database right. All rights reserved (100053230) 2013</p>
Owner	Unknown
Current Usage	Public House and Car park,
Local Plan Allocation	None
SHLAA	None
Neighbourhood Plan Allocation	Asset of Community Value
Flood Risk	
Planning History	Small scale works
Size	2141m2 Map 25
Detail	Within the Conservation Area

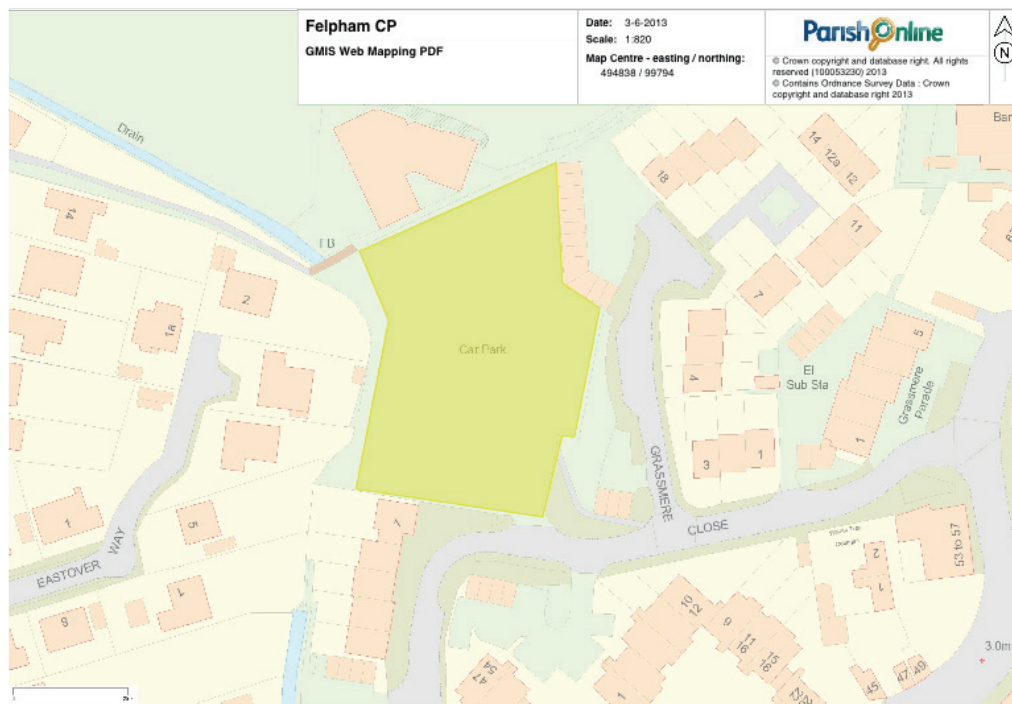
Name of Site:	The George PH
Location	Felpham Road
	 <p>Felpham CP GMIS Web Mapping PDF The George PH</p> <p>Date: 26-3-2013 Scale: 1:1250 Map Centre - easting / northing: 495075 / 99906</p> <p>ParishOnline © Crown copyright and database right. All rights reserved (100053230) 2013</p>
Owner	Mr Power
Current Usage	Public House
Local Plan Allocation	None
SHLAA	None
Neighbourhood Plan Allocation	Asset of Community Value
Flood Risk	
Planning History	Small alterations
Size	1329m2 Map 26
Detail	Listed Building in the Conservation Area

Name of Site:	The Old Barn PH
Location	Felpham Road
	
Owner	Mr Hall
Current Usage	Public House
Local Plan Allocation	None
SHLAA	None
Neighbourhood Plan Allocation	Asset of Community Value
Flood Risk	
Planning History	
Size	551m2 Map 27
Detail	

Name of Site:	Thatched House PH
Location	Limmer Lane
	
Owner	Mr Driscoll
Current Usage	Public House
Local Plan Allocation	None
SHLAA	
Neighbourhood Plan Allocation	Asset of Community Value
Flood Risk	
Planning History	Small scale alterations
Size	354m2 Map 28
Detail	Within Conservation Area

Name of Site:	The Southdowns PH
Location	Felpham way
Owner	Mitchells and Butler
Current Usage	Public House
Local Plan Allocation	None
SHLAA	
Neighbourhood Plan Allocation	Asset of Community Value
Flood Risk	
Planning History	Small scale works
Size	2847m2 Map 29
Detail	

Name of Site:	Grassmere Car Park
Location	Grassmere Close



Owner	Felpham Parish Council
Current Usage	Car Parking
Local Plan Allocation	None
SHLAA	No
Neighbourhood Plan Allocation	Policy 7B -P1
Flood Risk	None
Planning History	None
Size	2909m2 Map 30
Detail	

