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11th March 2022

Steve Rackstraw
53
Downview Road, 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 10th March 2022 which has been recorded as an objection with the comments as follows:

OWPC45074

I would object to the housing development as it would seem to add to the overdevelopment of this area.

- Local road infrastructure is inadequate
- Local Health facilities do not seem able to cope with the existing population
- Local schools are reportedly oversubscribed.
- Sewage facilities seem inadequate especially in times of heavy rain!

However, I have further, serious concerns about this development.

- The Bognor Regis relief road has, to some extent, ameliorated the traffic problems on the B2259 (old A259) but this road is increasingly busy and queues at the Downview Road traffic lights are increasing. Currently at certain times of day (mornings) the queue southbound to the traffic lights extends to George IV walk and further. It would seem counterproductive to increase traffic at this junction and on the adjoining road i.e the B2259. Surely access from the housing should be onto the A259 (Charles Purley Way). I appreciate that some further access is projected but no dates are provided.
- This development will increase traffic on Downview Road especially at a time when traffic has increased owing to the alteration of roads on the Roundle Estate. Certainly, the road, with speed humps, is not suitable for heavy construction traffic. Again, access should be provided via the A259 (Charles Purley Way)

- There are two schools nearby and a high number of children using Downview Road. When these children are going to and from school there are a number of danger points. Children tend to cross the roads and/or cycle in an unsafe manner. Extra traffic on Downview Road and on the B2259 will only increase the risk. One would have thought a policy separating cycle and pedestrian traffic from vehicular movement should be a priority whereas the development increases the likelihood of pedestrian/cyclist and vehicle collisions. This is especially so at the proposed entrance to the site.
- I fail to see why access cannot be onto the A259. Is this not being planned on cost grounds or is there some other reason?

S. Rackstraw

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](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>