

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

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From: Joanne Davis [REDACTED]
Sent: 16 March 2022 11:16
To: Planning <Planning@arun.gov.uk>
Subject: Representation in relation to Planning Application FP/274/21/OUT

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Good morning,

At the Town Council's Planning and Licensing Committee Meeting, held on Tuesday 15th March 2022, Members considered Planning Application FP/274/21/OUT (Bognor Regis Golf Club, Downview Road, Felpham) and the possible impact that the proposal, if permitted, would have on the infrastructure of Bognor Regis (Min. 83.2 refers).

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In reference to the access and egress point for the proposed development, Members have serious concerns about off-site capacity requirements and whether the transport effects of the development on the local highway network can be satisfactorily mitigated.

Whether joining the B2259 from Downview Road or from Firs Avenue, the B2259 is a single-lane carriageway, in either direction, which is prone to traffic congestion, particularly when the local schools start and finish for the day. Allowing for the proposal of up to 480 new homes would result in an intensification of use that adversely affects the area and would result in the generation of excessive demands on the local highway network.

The applicant must be able to satisfactorily demonstrate that the proposed development would not result in a severe cumulative residual impact on the road network, contrary to the National Planning Policy Framework and Arun Local Plan policies H SP2(k) and T SP1(e).

The Town Council requests that the Travel Plan be scrutinised by Councillors, before permission is given for this to go ahead. Bognor Regis Town Council would like to be absolutely certain that thorough consideration has been given to the likely impact of this proposal to the local and wider area, in terms of traffic flows and infrastructure. Members would like to be certain that the proposed layouts are the optimum ones to avoid gridlock and traffic jams and that there are no better alternatives.

Furthermore, Members were also concerned about the additional pressure that a development of this size would have on schools and services, such as hospitals, doctors surgeries and dental practices, within the local area.

Following discussion, Members **RESOLVED** to **OBJECT** to Planning Application FP/274/21/OUT, for the reasons stated above.

Kind regards,

Jo

[Redacted Signature]

Assistant Clerk

[Redacted Address Line]



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