

From: A Eagar [REDACTED]
Sent: 22 March 2022 15:25
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Fwd: OBJECTION to FP/274/21/OUT - redevelopment of Bognor Regis golf course

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Dear Sirs

Please find attached the Objection to the development from my father Mr Malcolm Rees @ 18 Golf Links Road. He couldn't submit via the planning portal due to the number of characters, and has no e-mail ability, hence I've sent on his behalf as his daughter.

Thank you

I strongly object to the proposed development of the existing golf club for several reasons, this is not in the Arun DC local plan, the majority of the 277 comments (so far) submitted to the planning portal all make very valid comments & arguments regarding the objection to the plans, not just 'not on my doorstep' dismissals.

The 3 supporting comments I could find, were perhaps not surprisingly from 3 golf club members, 1 living in Aldiwick, 1 Littlehampton and the other towards Middleton, so they obviously would be for it, and are not affected by any of the negative points raised. Interesting to see an objection by a gentleman golf club member who states the vote re the new club did not mention the destruction of the old one and he feels it was passed by misrepresentation!

My main concerns are:

- Volume of additional traffic on Downview Road

The current traffic is already far in excess of an acceptable capacity. At school run times twice a day, both Downview & adjoining roads become a car park, as cars are left in inconsiderate positions for the residents, blocking access into roads and sometime private driveways. The additional of 480 homes, each with no doubt at least 1 car, will bring the area to a standstill. My main concern is the demographic of a large percentage of the residents in this area, which means there are unfortunately regular emergency services called, and at certain times of the day, a vehicle the size of an ambulance just couldn't get through. This is an issue now, and further traffic & parking on the roads could easily lead to an avoidable tragedy. Already the refuse collections struggle to get through, & have to time their visits carefully, other emergency vehicles such as something the size

of a fire engine would find it slow & difficult at best, potentially impossible at certain times of the day, it cannot morally be right to put residents at risk this way.

Causing any further traffic to pass through this route needs a detailed risk assessment & analysis, covering both access of such vehicles mentioned above, but also on the flip side, the safety of existing pedestrians and the increase in numbers of walkers and cyclists the new development would bring. Not wanting to stereotype, but school children aren't always the most alert with distractions of friends & phones whilst crossing busy roads, and the older generations are not as confident and avoid going out in their own car's, on bikes and on foot already. There have already been fatalities in this area, can anyone with any conscience confirm that this road can take any further capacity?

- Infrastructure

Interesting to see that Flansham Heath Centre have already objected to this development, as they know they are already currently under pressure, and do not have capacity to take on any further patients. How can this fact be ignored?

Surely it would be complete negligence to agree this proposal contrary to their advice?

It is not just doctors which are in short supply already, the 2 schools which would support the development are both more or less at capacity, how can they be expected to accept the potential volume of additional children this would generate, without huge capital investment in the buildings and the recruitment of additional staff?

Dentists are not taking any new NHS clients and even to get an appointment as an existing client is almost impossible. Where are all these new residents going to go?

- Flooding

The Environment agency shows the whole area to be in flood zone 3, and I believe part of the reason the golf course wish to relocate is due to lost play days due to flooding, so this is fact. The gardens backing onto the course are already a quagmire during the winter months which demonstrates the high water table in the area. What guarantees & warranties would be given to existing households that this development would not accentuate the current problem? One must also question the viability of building on a flood zone from the viewpoint of the new properties, surely banks & insurance companies will have their doubts about them being mortgageable and/or insurable?

No-one can deny global warming, and we are experiencing hotter summers and wetter winters, this must be a major concern.

- Environment

The well established club and course is home to many bird species, some of which are endangered. The comment that there will be new trees and fallow areas planted & generated does not guarantee that these will simply just return once disturbed. There are badgers & foxes which call it home alone with other water mammals and bats. We must protect these, this is not a dress rehearsal, once displaced & gone, they are unlikely to return. Similarly, cutting down trees which are decades, possibly hundreds of years old is a needless destruction and to think they can be replaced easily, is a sad insight into societies disposable attitude of throw away & replace. What has the Environmental Impact Assessment reported?

