

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

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From: Michael OBrien [REDACTED]
Sent: 27 March 2022 20:56
To: Planning <Planning@arun.gov.uk>
Subject: Planning Application FP/274/21/OUT

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Gentlemen,

My first comment regarding this application for the redevelopment into housing on the present site of Bognor Golf Club is that since it is not included in the Local Plan it should surely not even get to the stage of consideration and be rejected out of hand.

Other than the above, my first objection relates to the absence of any increase in local amenity to cater for the probable 1500 - 2000 additional residents who will be competing for already over-stretched medical and educational services in the area. I know from personal experience how difficult it is to access GP appointments even now and an increase in the population of Felpham by 15/20% as proposed will make the situation intolerable. It may be that the developers will respond by agreeing to build a medical centre on the development however consideration should be given to the fact that the chances of staffing it would be remote considering the current state of the NHS.

The proposed access to the site via Downview Road is frankly ridiculous. This and the adjoining roads are purely residential and not intended as access roads to a new development which will lead to a massive increase in traffic with at minimum I would estimate 1000 additional private vehicles using Downview Road not to mention the many delivery vehicles which will be accessing the site. If every house has just two deliveries a week - probably a low estimate - that will generate a further 2,000 traffic movements per week, adding to further congestion and loss of amenity for the current residents.

This is just to consider the impact of the proposed development when completed, but what is of even greater concern is the impact of heavy traffic during the construction phase. The residential roads in the area are totally unsuited to this type of traffic let alone the impact on the residents particularly of Downview Road in terms of noise and dust. When the Flansham Park development was agreed, access through the current residential roads was, quite rightly, blocked with traffic being directed to the new bypass A259. If you are forced, despite the absence of the scheme from the Local Plan, to agree to this development then surely it would be possible for you to insist on a similar change in access arrangements with NO access to Downview Road and all access to the site from a new roundabout on the A259 including during the construction phase.

Given the current state of the world it is undesirable in the extreme to lose any arable land such as the proposed site for the new club, but if this is to be taken out of use it would surely be better for the new residential development to be on that site which will not have nearly as much adverse impact on your current council tax payers? I am not a golfer but I do not see the need for an expanded facility which, despite the Club's suggestion to the contrary, will only benefit a fraction of the area's residents and adversely affect many more.

As you will have gathered from the foregoing I totally object to the plan as presently presented.

Michael O'Brien
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