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7th April 2022

Ian Illes
10 Goodwood Avenue
Felpham
BOGNOR REGIS
PO22 8EE

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 7th April 2022 which has been recorded as an objection with the comments as follows:

OWPC46360

I refer to Planning Application FP/274/21/OUT and strongly object to the Application on the following grounds :

1. Downview Road will not safely provide for the additional vehicle movements that would be generated by the proposed new housing. During both the morning and afternoon peak times associated with and generated by the nearby schools, there is already substantial and unsafe conflict between moving cars, parked cars cyclists and pedestrians all of whom seem to assume that they have priority.
2. Any construction and haulage traffic associated with construction of 480 houses would severely compromise safety, air quality and noise along Downview Road at any time of day.
3. Currently during peak hours the queue from the traffic lights at the Downview Road/Felpham Way junction routinely stretches back to and beyond the Goodwood Avenue junction - a queue in excess of 35 vehicles. The vehicles at the back of the queue and in Goodwood Avenue need 3 or 4 cycles of the traffic lights to reach Felpham Way. This does not seem to be shown in Table 7.11 on page 50 of the Transport Assessment (TA) submitted with the Application and gives rise to concerns over the accuracy of forecast junction performance.
4. The TA, pages 50 to 53, offers a proposed improvement to the Downview/Felpham Way junction comprising staggered pedestrian crossing facilities to eliminate a current all red pedestrian phase and thereby provide the additional capacity for traffic generated by the proposed housing when completed in 2031. This

effectively squeezes the maximum possible capacity out of the junction and robs the Highway Authority of the ability to respond to further traffic increases up to and beyond 2031.

5. The Application's Movement and Connectivity Plan (Drawing 171-UW-P-A-009) shows an arrow for the location of a "potential future vehicular link to the surrounding area" on the north east boundary of the site. The arrow points directly to the A259 Relief Road and is located at the end of proposed primary and secondary roads that lead directly to Downview Road. This would result in Downview Road becoming an access route to the Relief Road and would attract very large volumes of traffic totally unsuitable for a residential road. It would also negate all the benefits of reduced traffic on the B2259 delivered by the Relief Road.

6. The Application's Land Use Parameters Plan (Drawing 171-UW-P-A-005) shows proposed areas of residential development together with existing trees to be retained. It is difficult to believe these proposals are compatible given that compliance with SUDS and the alleviating of flooding is likely to result in the raising of ground levels (as seen in the adjacent Blakesmead) and that the existing trees will not survive such increases in ground level around their trunks and roots.

7. The existing Golf Clubhouse is proposed to become a Community Centre. Given that it would appear that the area around the Community Centre on Blakesmead suffers from anti-social behaviour, it would seem appropriate that the Centre for any new development should be well within the site rather than on the boundary with existing residences which currently do not experience such behavior.

8. The Application does not comply with the Local Plan nor the Neighbourhood Plan.

9. The proposals would result in the loss of habitat and security for wildlife and would rob Felpham of one of its significant "green lungs".

10. Schools, dentists and doctors in the area are at or beyond capacity and cannot accommodate the likely additional 1,000 to 1,500 new residents arising from the additional 480 houses.

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>.

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>