

Arun DC Planning

Arun Civic Centre

Littlehampton

Simon Wild

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Felpham

PO228EY

05/04/2022

Dear Sir/Madam,

I wish to object to the proposed housing development on Bognor Golf Club and the proposed new course and clubhouse north of Ancton Lane. FP/274/21/OUT and M/16/22/PL

Object: Downview Road, and safety.

I spoke to the government inspector at the public enquiry into the Site 6, (Blakes Mead) development, and expressed concerns at the congestion and public safety outside Downview School, Wroxham Way, Felpham. The inspector said in his report that there was a “greater danger to children outside the school due to traffic than there ever would be from a peadophile.” The school has since grown to 650 pupils. Yellow lines were put in because of safety issues, but this has pushed the traffic and parking into Downview Road and Whitelands and other roads. As a resident in Wroxham Way, I have over a 1000 parents and children morning and afternoon outside the school. The Parish Council’s traffic survey shows over 2000 cars use Downview Road each day mostly to access the schools. We cannot leave our house or return at school run time, and have become prisoners in our own home at school run time. If we are coming back at 3.10 pm we have to wait in Whitelands for 15 minutes before we could get across Downview Road and into Wroxham Way. If we have these problems now, Downview Road could never be a safe route for housing at the golf club. Before the Downview School traffic there are hundreds of children on bikes and foot heading to the Community College. Great care is needed now as the children cut off without looking, so the safety issue of hundreds more children and cars would be immense. The traffic now builds up past Goodwood Avenue, and would back up to Wroxham Way if the development took place.

When Westmorland Drive was a proposed route for traffic for the Blakes Mead development, this was refused by the government inspector because he said it would greatly affect the “character, peace and tranquillity” of that road. The same objections apply to Downview and Golf Links Road.

Object: Environment, biodiversity, safety and flooding

The relatively small area on the east of the Lidsey rife is to be left as a community recreation area and there is supposed to be a net 10% increase in biodiversity. Who maintains this area – it does not say? Sussex Wildlife Trust consider this a bio-diversity opportunity area. The rife is already home to swans and waterfowl and several species of warbler. Dozens of dogs will be disturbing the wildlife, jumping in the river, and balancing ponds. To the south west of the golf course the landowner receives a DEFRA stewardship grant for conservation and has permissive paths. This is the premier

bird habitat in Bognor and would be ruined by children making camps, lighting fires, and leaving litter and drugs. There will actually be a considerable negative impact on bio-diversity.

Flooding: The former LEC Airfield was built up by a foot to prevent flooding so water must go elsewhere. The Rife meets a sluice gate at Butlins and is closed at High Tide. Sea levels have gone up 12 inches in 100 years and will rise a further 12 inches by 2050 and up to four feet in 100 years. With rainfall set to increase, a Level 3 flood area should not see development. With sluice gates closed more often and rainfall set to rise, a large part of Bognor disappears on the 100 year model!

Drowning risk and pollution.

Balancing Ponds and Rife dangers. These ponds have been shown not to work as they fill determined by the water table. They would pose a drowning risk to children, as would the Rife which is very deep in winter. Some years ago, in the middle of a foggy night we faintly heard "help, help" and at about 3am we ventured across the golf course to find a student stuck in the Rife. He was hypothermic and had been there hours having returned from a party and taken a shortcut.

The Lidsey sewage treatment plant releases treated water into the Lidsey Rife when there is a lot of rainfall. While treated it still contains coliforms. Flooding into the balancing ponds would create a hazard – particularly for children.

Green Capital and Local Gap: The Green Infrastructure master plan recently produced by ADC that has never gone to public consultation was prepared by LUC in a glossy pdf and talks about "green capital" of the area. It explains about the value of the local gap as a route to the Downs from the coast. This "green capital" would be ruined for 1000 generations. The footpath north running through the golf course is a glorious peaceful rural route to Barnham. If housing takes place it will become a route through high density social housing!

With a north south road and Site 4 to the west of the golf club already having planning permission for light industrial development it means the local gap disappears if the golf course goes.

Healthcare

I note Dr Rogers of Flansham Surgery has said the surgery could not cope if this development takes place. It cannot cope now. In order to get an appointment my wife had to wait outside at 7.30 in a blizzard in the dark. In the queue was a cancer patient shivering!

Schools No provision for schools is given in the plans. The nearest school, Downview is full and at 650 one of the largest Primary schools in the UK. Bishop Tufnell has about 70 spaces. The Community College has 19 spaces. While the latter could expand, the car park and ground space cannot. Downview School took some of the college playing field when expanding.

Club house. The club will gift this to the community as they say it is "not fit for purpose." It would be an unwanted liability.

Employment: Object There are no plans to employ people on proposed housing estate. The site currently employs a number of staff.

Relief Road . If there was a change of plan and access made to the relief road, this would mean another roundabout. The A259 junctions are at capacity and due to the congestion of the Shripney road/ A259 roundabout near Halfords, people are starting to find it quicker to cut through Bognor. A further roundabout would negate the value of the relief road.

Local Plan

The Local Plan and Felpham Neighbourhood Plan should be respected. While there may be a temporary blip in house building that have necessitated special measure for Arun on housing, there are enough houses already in the plan. What we have already is too much for most people, and the Bognor Golf Club redevelopment would be the final nail in the coffin for the area.

M/16/22/PL Proposed new course north Acton Lane, Middleton.

Object: Farm land should be maintained. Britain is in crisis and needs to ensure we can maintain ourselves through agricultural self-sufficiency.

A259 is shown as an accident hot spot and events at the proposed new clubhouse will attract a large number of cars turning off the A259.

Yours faithfully,

Simon Wild