

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

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From: Richard Brownlow Davies [REDACTED]
Sent: 08 April 2022 18:29
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Bognor Golf Course Planning Application FP/274/21/OUT - OBJECTION

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Dear Sirs,

I object most strongly to this INCORRECT proposal. My principal reasons are outlined below.

Firstly, I believe the Application does not represent the true picture. If the ILLUSTRATED MASTERPLAN 171-UW-P-A-011, dated 11/01/22, is compared with the Ordnance Survey map of the same area (below) a large number of existing houses adjacent to the site are absent from the Developers' Plan. This seriously alters their calculations.



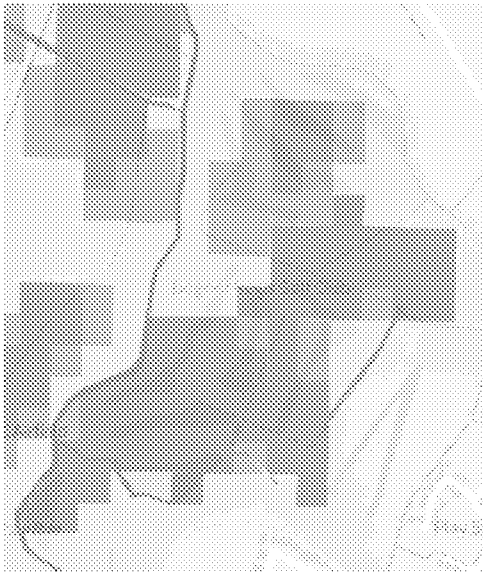
Secondly, the development would obliterate Felpham as an independent village and it would be subsumed into Greater Bognor. In neither the recently approved Arun Local Plan and the Felpham Neighbourhood Plan this area

was not marked as a strategic development site. The Councils have therefore decided that other sites are more suitable to meet their housing targets.

Losing the green gap between Bognor and Felpham will make the Arun DC Local Green Infrastructure Network (2022) connecting Bognor to South Downs extremely difficult to achieve. There would be very little left of the Felpham Rife Country Park proposal.

Flooding and Remediation

This 40 ha Golf Club site is vulnerable to flooding (one of the reasons that the golf club wish to move). Yellow is low risk, darker red is medium risk (from "Open Flood Risk by Postcode").



Amelioration will be by raising height of the land by 1 m. To protect the site 400,000 cubic metres of topsoil will be required, or 80,000 lorry movements at 10 cubic metres per journey. This will be using large vehicles down residential roads which lead to busy schools and colleges. This is before building materials and workmen are brought to site.

Almost certainly the replacement of drainable ground with houses, hard standing and roads will increase the potential for flooding.

Traffic

The proposed development of 480 dwellings implies (regardless of any planners' proposed limits of cars per house) at least 1000 additional cars on already overloaded roads. Going by the appalling example of the neighbouring Blake's Mead Estate parking on this development will be nightmare. The development is essentially a cul-de-sac without access to reasonable public transport.

Schools

The Downview school is currently full.

Medical Services

GP Surgery - The Surgery promised for Blake's Mead never materialised and instead funding was provided to Flansham Park Surgery, which is now at capacity. The structure of the NHS Primary Care Services is such that it would be virtually impossible to start up a new surgery to cater for the needs from they development.

NHS Dentists - There aren't any with reasonable travelling distance.

Club House

Lastly, The Developers in their generosity offer to give the "Community" the outdated, dilapidated inefficient and expensive-to-maintain Club House. This is a disgraceful offer,

In Conclusion

Please reject this opportunistic application which will adversely affect the whole of Felpham.

Yours sincerely,

Dr Richard Brownlow-Davies