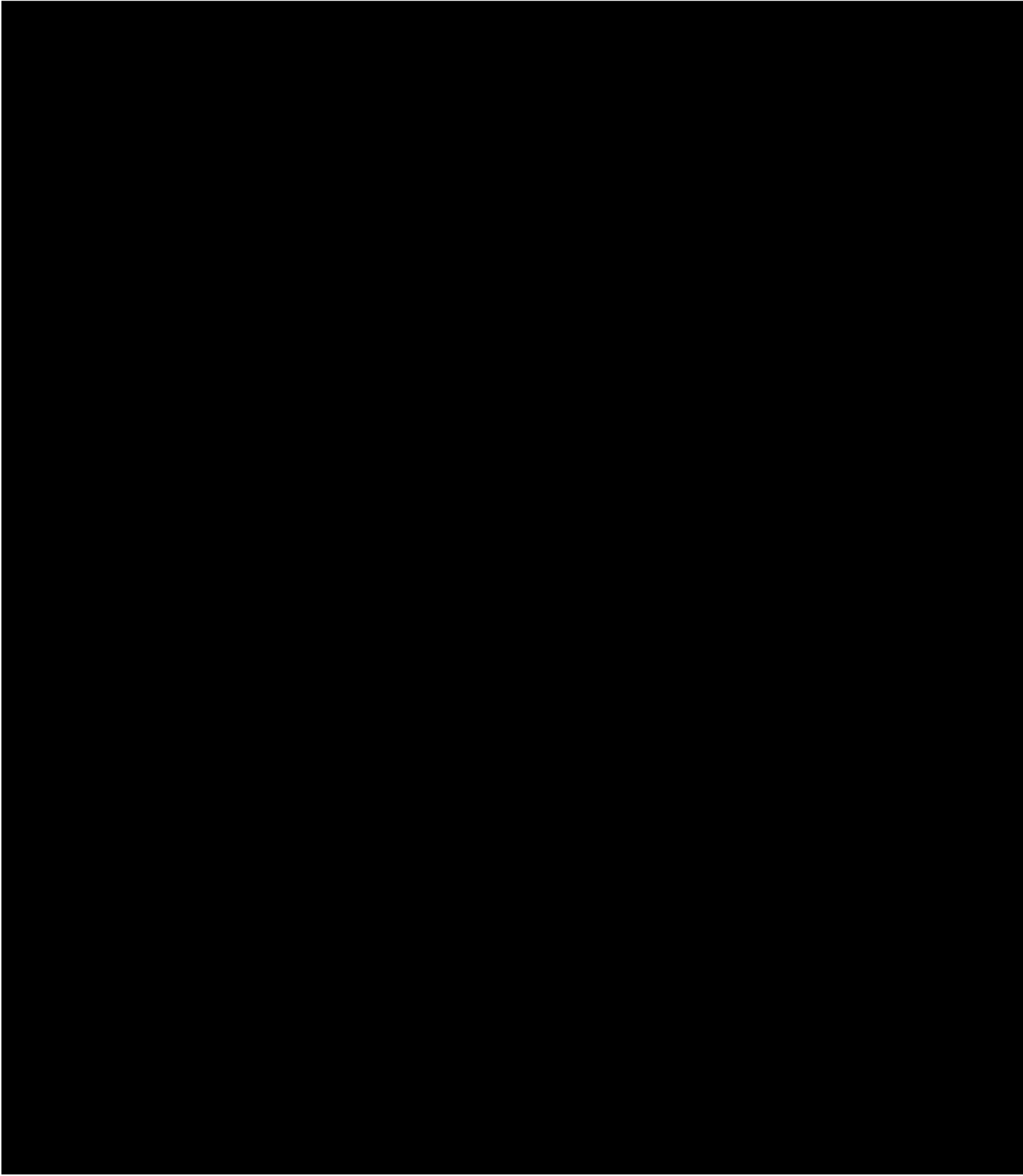




From: [REDACTED]

Sent: 02 April 2022 14:11

To: Planning <Planning@arun.gov.uk>

Cc: David Easton <David.Easton@arun.gov.uk>

Subject: M/16/22PL Proposed Golf Course on land South of Grevatts Lane/A259 Climping

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Dear Sir

I wish to register an OBJECTION to this application for the following reasons:

Gaps between Settlements – Policy SD SP3

The proposed golf course, associated buildings and car parking are within the boundary of Policy SD SP3. It is absolutely essential that the gaps between the settlements of Littlehampton and Middleton-on-Sea are maintained. This is particularly important at this location as it is close to Baird's Business Park and there is real potential for planning creep along the A259 now, or in the future.

Of particular relevance is the refusal of planning application CM/4/19PL relating to the proposed construction of a crematorium building, associated structures, car parking and landscaped spaces in the same area. The reason given for the refusal was ***"The proposed development would be located within the Littlehampton to Middleton Gap between settlements where development will only be permitted if it cannot be located elsewhere"***. The applicant has failed to demonstrate that they have considered other sites or demonstrated why it cannot be located elsewhere.

Finally, it is also very important that the words of Mark Dakeyne (Arun Local Plan Inspector) are given full weight. In his Final Report on the Examination of the Arun Local Plan (File Ref: PINS/C3810/429/1) he stated in paragraph 41 ***"Although much of the coastal plain around Bognor Regis and Littlehampton is built-up there is a need to maintain the character of the remaining undeveloped coast, for example between Littlehampton and Middleton"***.

Traffic

The proposed site is located between the notorious accident-prone junctions located at Comet Corner and the Oystercatcher on the A259. With the opening of the Bognor Regis Relief Road, traffic volumes have dramatically increased and accidents occur regularly. The golf club is projecting 40,000 rounds of golf per annum which will equate to 80,000 traffic movements i.e., an average of 220 per day. If this application is approved there will be 3 road junctions between Comet Corner and the Oystercatcher (Crematorium, Golf Club & Baird's Business Park). This number of junctions on a 60 mph road in such a short distance is potentially dangerous and unsustainable.

Access

The proposed access to the development from the A259 is only a few hundred yards from an already approved, but as yet not implemented, road junction to access a crematorium which will be located at 10 Acre Field, north of Grevatts Lane via Grevatts Lane West.

This application, Y/103/18/PL was approved at appeal. The road junction approved at appeal comprises a widened A259 carriageway with a right turn ghost lane for westbound traffic. ***Given its close proximity to the proposed golf club access it is astounding that the WSCC Highways Consultation has failed to take any account of this agreed, but not yet implemented, road junction. WSCC needs to revisit their Consultation.***

Before any final decision is taken, it would seem sensible to consider moving access to the proposed golf club site further west to be opposite the crematorium access and construct a roundabout to ensure safe vehicular access to both sites.

Perhaps an independent traffic report should be commissioned by the Planning Committee to consider this option, deferring any decisions until the results are known.

Conclusion

For all the above mentioned reasons, I ask the Planning Committee to refuse this application.

Yours faithfully

David Allsopp
10 Chalfont Close
Middleton-on-Sea
PO22 7SL