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1st March 2023

Alison Eagar
C/O 18 Golf Links Road
PO22 8EU

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 28th February 2023 which has been recorded as an objection with the comments as follows:

OWPC56515

Further to my previous objection, the contents of which still I believe remain valid concerns & legitimate reasons as to why the development of the golf course should be declined, especially as the flooding risk has shown itself yet again to be an issue of real concern, with the golf course having been closed all over the Christmas period & numerous other days yet again, I write to object further following the withdrawal of WSCC Highways objection regarding the alteration to the traffic lights at Downview Road.

This junction has always been extremely busy & many accidents have occurred on or around them over the years, having lived at No 2 Downview Road when I myself attended Felpham Comprehensive as it was then known some 40 years ago I speak from experience. Sadly only just over 3 years ago, one of my parents friends lost her life at these lights & I believe was partly the catalyst for changes made at that time to try & make it safer for all.

The suggested staging of the lights to leave groups of cyclists & pedestrians, including those with pushchairs stranded on a central island just seems to be inciting a further tragedy to happen, when it will be too late to realise what an unrealistic solution this is.

At busy times, how big would this island need to be to safely house more than a couple of bikes & a parent with a push chair? I would like to suggest that no-one would cross to the centre if they saw it was full, but genuinely what I can foresee happening is a rush to cross & a dangerous overcrowding, pushing those at the front perilously into the roadway, children in buggies being pushed being particularly vulnerable. Or an impatience leading to sides of the 'safe' island area being utilised, leaving people/children/cyclists in the middle of the road. As much as you may argue that they're not following the intention or rules, why risk lives

in testing this out. The junction was changed to make it safer, surely the overarching objective of any council is to make roadways & crossings, especially near schools as safe as possible? For this reason, this application should be rejected on the grounds it will be detrimental to the public's safety.

Furthermore, Downview Road should not be considered suitable for any increased through traffic, anyone who is involved in the planning decision making, and has not experienced the volume of cars parking at the top end near the golf club at school pick up & drop of time, needs to visit the area for a week. Having sadly experience the need for ambulance assistance in Golf Links Road recently, all I can say is, thankfully it wasn't in school time, or the ambulance would not have got through. This is a common concern for all in that area, emergency vehicles would already struggle, please decline this planning application which seems to be like trying to fit a square peg in a round hole!

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

