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22nd February 2023

Felpham Parish Council
Felpham Community Hall
Meaden Way
Felpham
West Sussex
PO22 8FA

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 22nd February 2023 which has been recorded as an objection with the comments as follows:

OWPC56305

Further analysis by Felpham Parish Council of the WSCC response to FP/274/21/OUT of the 28th July 2022 (in which WSCC withdrew its opposition to the application on highways grounds) has shown a disconnect within WSCC in its treatment of safe access and crossing of highways by pedestrians and cyclists. Currently, the Downview Road traffic lights allow unrestricted pedestrian/cyclist crossing by, during the light cycle, holding all traffic simultaneously to permit unfettered crossing by pedestrians and cyclists. Under the changes submitted by the applicant the proposal is to change this traffic light cycle to permit staged crossing holding pedestrians and cyclists at the islands in the middle of the road. This has allowed, or so the applicant claims, a reduction in peak hours queues from 437m westbound to 258m and 183m eastbound to 163m by increasing the capacity at that junction. However Felpham Parish Council have now identified a proposal by WSCC, (under a scheme to identify alternative means of transport to the private vehicle) no more than 200m from the Downview Road traffic lights, to change the lights at the crossing from St Marys church to Drygrounds Land from a two stage means of operation (as proposed at the Downview Road junction) to a single stage of crossing holding all traffic in both directions (as exists at the Downview Road junction). One of the objectives for this proposal is to increase the safety of those crossing the highway. This shows a complete disconnect within WSCC of its treatment of pedestrians/cyclists and property developers. Felpham Parish Council thus further object to the Bognor Golf Club proposal to use Downview Road as its means of access as it feels that

the impact of the development and the suggestions proposed by the applicant at the Downview Road traffic lights decreases the safety of pedestrians and cyclists (many of whom attend Felpham Community College and Downview School) whilst promoting the use of the private vehicle which is in opposition to central Government and County Council stated aims and initiatives

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 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.

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>