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27th February 2023

Glen Hewlett
39 Pulborough Way
Felpham
Bognor Regis
West Sussex
PO22 6QR

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 24th February 2023 which has been recorded as an objection with the comments as follows:

OWPC56405

As a further grounds for objection. I am aware that after initially opposing this development and the access route off Downview Road WSCC have now removed its objection due to the proposal to convert the current traffic light control to permit a two stage crossing procedure to increase capacity for vehicles rather than the current one stage procedure whereby all traffic is stopped to permit pedestrians and cyclists to make an unhindered crossing. This will mean that pedestrians and cyclists will be held at a small sanctuary in the middle of traffic flows. This crossing is heavily used in particular by schoolchildren accessing Felpham Community College and Downview school. This proposal is potentially dangerous and also giving priority to vehicles. The latter is against the stated aim of Active Transport England (ATE), WSCC and HM Government. In June 2023 ATE will become a statutory consultee on major developments. This proposal will not thus comply with the latest LTM guidance. Interestingly I have been advised by WSCC that it is proposed that the crossing 300m to the west of the Downview traffic lights will be change from the current two stage crossing to a one stage crossing in order to comply with the latest guidance. This shows a complete lack of coordination and joined up working within WSCC over a distance of approximately 300m!

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
<https://www1.arun.gov.uk/planning-application-finder>