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17th January 2024

Felpham Parish Council
Mr R Wickens (Clerk)
Felpham Community Hall
Meaden Way
Felpham
PO22 8FA

Case Officer: Jonathan Lee
Telephone:
Email: jonathan.lee@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 17th January 2024 which has been recorded as an objection with the comments as follows:

OWPC64284

Having seen a further objection from a local resident (posted 10.01.24) with regards to the access proposed to any residential development on the Bognor Golf Club site, Felpham Parish Council wish to lodge a further objection to this proposal. We have also seen the response from West Sussex County Council Highways team to the local resident's observations and we deplore the stance being made by that team.

The stance seems to mainly be because the proposal was not in the local plan. It is our view that it does not matter whether the land proposed to be developed is in the Local Plan or not, all this means is that the way to achieve the best solution is different. If the site had been in the local plan, the means of access would have been detailed within that plan. As with this case, if the site is not in the plan, the responsibility of WSCC Highways is still to secure the optimum means of access. The implications of not doing so would be that developers would be encouraged NOT to put sites for development under the local plan but to take the risk that they would be able to supply a lesser means of access to the site alone at a potentially lesser cost.

In addition, Felpham Parish Council do NOT accept that the changes to the traffic signal at the junction of Downview Road and the B2259 are acceptable. Although the changes are expected to deliver less queuing vehicles this is done so at the heightened risk to pedestrians and cyclists (many of which will be children

accessing the two schools nearby). These traffic lights were amended a short time ago to give unfettered access all the way across them for pedestrians and cyclists on the grounds of enhanced safety. These proposals by the developer will revert the operation of these lights back to what was considered, a few years ago, as UNSAFE! Indeed, a crossing approximately 300m west of these lights is going to be changed to mimic the current arrangement at the Downview crossing of unfettered access all the way across the road on the grounds of ENHANCED safety! It would appear that WSCC Highways department are prioritising motorists, when the new Highway code and various statements from central government have a hierarchy of pedestrians and cyclists first.

It is the view of Felpham Parish Council, that because a developer does not have access to the prime traffic solution simply because it is not owned by that site, does not mean that a less than optimal and potentially more dangerous access arrangement should be "simply signed off."

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>