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8th March 2022

Clive & Paula Robinson
12 Drygrounds Lane
Felpham
Bognor Regis
West Sussex
PO22 8PS

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 7th March 2022 which has been recorded as an objection with the comments as follows:

OWPC44956

We are local residents who will be directly affected by these plans if they come to fruition, which we hope they don't, and we will be opposing them most vigorously.

This area most certainly cannot sustain any more "much-needed new high-quality housing". In the Bognor & Felpham area there has been more than enough building of, and permission given to build, huge new housing estates, and given permission to build, without any more to continue the irreversible degradation of quality of life, wildlife habitat, pressure on local services & traffic jams we have already thanks to the massive housing estates being built all around us. We don't need another 480 (which we've little doubt the developer intends to massage upwards as time progresses). In addition to the poorly managed impact on local infrastructure & services, recent housing developments have already devastated wildlife habitat. The number of wild songbirds seen in our gardens has reduced hugely following the relentless reduction in habitat and now the predominant species are pests & carrion eaters (wood pigeon, corvids & gulls). We need no more losses and it beggars belief that the developers and golf club have the hypocrisy to attempt to camouflage their greed by claiming that their "parkland creation" is a major step forward! The nett effect of their concrete & tarmac will be another major loss of habitat overall and it must be resisted.

The proposed access is via Downview Road which, at several times of the day thanks to the presence of primary and secondary schools and commuting vehicles, is already stuffed with traffic rendering it extremely difficult to exit adjoining roads. Where is the provision for services? Health Centre? Dentist? Shops? Schools? No doubt the Proposers expect to minimise any beneficial contribution to local well-being, seeking to take advantage of all the existing area services which are already failing to cope effectively under huge pressure. Converting the current golf club into "community" facilities is merely the line of least resistance, saving the expense of removal. It would also increase vehicle traffic.

This is yet another exercise in greed, by property developers, landowners prepared to sacrifice yet more agricultural land and a golf club keen to pursue financial gain at in order to enhance its own well-being at the expense of the existing population.

How a private members club (annual fee £1295 + £200 entry) can claim its proposals would be "an asset for the wider Bognor area" and secures "a range of benefits for local residents" is beyond belief. It has seen an opportunity to cash-in at the expense of everyone other than its privileged members and has the nerve to try and present it as some kind of community benefit! Clearly, the club has not been well-managed and has not invested in improving its existing facilities (unlike Littlehampton Golf Club). In addition, the proposed construction of new facilities to the east will result in the loss of yet more agricultural land and wildlife habitat. We should be utilising agricultural land to grow food not thrash little white balls around.

We hope that this proposal is refused permission and urge the Planning Authority to do its utmost to deny this cynical, avaricious scheme. I trust many other residents will do the same.

Yours sincerely
Clive & Paula Robinson

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>