

ELMER SANDS LIMITED

(Company Incorporated by Guarantee)
(Registered in London No. 311819)

Registered Office:

23 Arundel Way, Elmer Sands, Middleton-on-Sea, West Sussex, PO22 6JH



Arun District Council
Planning Department

5th April 2022

Dear Sir / Madam

Planning Application M/16/22/PL Land South of Grevatts Lane/A259 Climping, Bognor Regis Golf Course

We represent the interests of the private housing estate of 380 properties to the south of the proposed new golf course.

1. Whilst there may be a general preference for the land in question to remain for agriculture there will be a variety of opinions across our estate concerning this proposed development, some in favour and others against. If the land is no longer viable for agriculture, for economic or other reasons, then a golf course development as opposed to housing or other development is preferable. This may also be more acceptable to the Arun District Planners who have this area identified to remain as a "gap between settlements".

2. The arrangements for dealing with surface water are of significant interest for our residents. Surface water from as far as north of the A259, finds its way into the Ryebank Rife (which is designated as a river by the Environment Agency), and runs south along the eastern boundary of the proposed golf course and our estate. This flow is released via an outfall onto the beach. Surface water from our estate also flows into the Ryebank Rife as a route for rain water to escape. However the outfall is controlled with tidal flaps so that water is backed up when the tide is high, with increasing sea levels the period of tide locking increases.

The water table is frequently within 1 metre depth of the ground surface and in 2012 a number of properties on our estate suffered flooding, following a long period of heavy rain, when surface water could not be accommodated or released. Ploughed fields north of our estate therefore provide the maximum benefit for rain water to be absorbed, any development that decreases penetration and increases flow into the Ryebank Rife will not be welcomed. Therefore it is desirable that:-

- a) The proposed golf club development should include lakes; ditches; ponds; swales; SUDS; or other methods to hold back surface water, allowing it to disperse over a longer period rather than flow immediately into the surrounding watercourses.
- b) An historic ditch running west to east linked to the Ryebank Rife, immediately north of the wooded area between our estate and the proposed golf club should be re-instated to stop water flow off the golf course area into properties on our estate.

3. This issue of potential flooding is further demonstrated in the Environment Agency's map that is referred to for planning application purposes. These show the whole area as Flood Zone 3.

4. With watercourses leading quickly to the sea it is important that the golf club adopts an environmentally friendly policy in management of the course for example with regards to pesticides and other chemicals.
5. Assuming the plans proceed we recognise that the Golf Club moves on periodically leaving their vacated location to be developed further. Is this new location viewed as a final long term position for the club? Will there be any restrictions on further development in the future?
6. Looking at the plans it indicates that existing trees surrounding the development, which are subject to tree preservation orders, will they be retained and maintained?
7. In addition to the public footpaths, which it is assumed will suffer little change, our residents have an agreement with the current land owner to walk through these tree borders on the west and south of the land, sometimes with dogs, will this arrangement be allowed to continue?
8. The local sewer system in Elmer is already under strain so the method of dealing with foul water requires clarification. The latest information indicates two options being considered, both of which present a degree of concern:-
 - a. Linking to the sewer system on Ancton Way which is within our estate boundary. Foul water from this area of Elmer is moved on its way to Ancton by a pumping station on The Hard (also within our estate boundary) this pumping station has been under strain for many years so this proposal should not cause additional failure on this fragile service.
 - b. Onsite treatment of foul water and then release of the treated water into the Ryebank Rife. This rife is an open watercourse which passes the eastern boundary of our estate before release via an outfall onto the public beach. During periods of dry weather there is little flow through this watercourse so any pollution caused by the release of this processed foul water will be detrimental to the local area, public beach and sea water.

Yours sincerely

Elmer Sands Limited