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11th April 2022

rachel grimwood
3 langmead close
bn175rs

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 and Country Planning (Development Management Procedure) (England) Order 2015

Application No: M/16/22/PL
Site Address: Land South of Grevatts Lane/A259 Climping
Description of works: Laying out of an 18 hole 72 par golf course, a 9 hole golf course, practice greens and a driving range including a buggy compound; the formation of a new access onto the A259; construction of a club house with associated golf club facilities; the construction of a maintenance building and external area of hardstanding; the laying of parking, new roads and paths; new landscape planting; surface water drainage basins and water storage reservoirs; and other earth works and infrastructure. This application also lies within the parishes of Climping and Yapton, is a Departure from the Development Plan and affects a Public Right of Way. This application is subject to an Environmental Statement.

Thank you for your internet representation made on 9th April 2022 which has been recorded as an objection with the comments as follows:

OWPC46507

In 2018 policy SD SP3 was created to protect gaps between settlements, with the area between Littlehampton and Middleton-on-Sea specifically mentioned. It clearly states that development would only be permitted if

1. it did not undermine the physical and visual separation of settlements, which this proposal would clearly do
2. it cannot be located elsewhere. It obviously can, the golf course is already located elsewhere!
3. it maintains the character of the underdeveloped coast. A golf course is a development.

With recent political developments, it has surely become imperative that we maintain, and increase, our agricultural land so that we are not beholden to global prices of wheat, sunflower oil, rapeseed oil etc. and can make political decisions and sanctions on what is morally right rather than what is economically easier. There are currently 5 golf courses within a 5 mile radius of this proposed site. Arable land and the preservation of our countryside should be considered more important than another golf course in the area.

The applicants have submitted a travel plan where they seriously expect us to believe that golfers with all their paraphernalia will make use of one of the 6 cycle racks they provide or that their clients will catch a bus to the stop 1.2 km east of their site at The Oystercatcher and walk along the A259 or catch a train to Littlehampton station 4.2 km away and then catch a bus for 3 of the remaining kilometres before walking another 1.2 km! WSCC highways have proposed multimillion pound alterations to the A259 just west of the suggested location due to concerns about congestion and movements on and off the main road along this section so it seems ludicrous to even consider exacerbating this problem.

This is another example of the destruction of the landscape south of the A259 by stealth. Developers know that we are not allowed to object to possible intentions for the future, only the plan currently presented. However, it would be prudent to remind the planning department of previous changes of land use in this area, which have resulted in totally different outcomes.

The dementia care home at Clymping was approved on appeal because:

1. It was no longer agricultural land (landowner had previously had the land use changed to dog training facility although locals never saw any evidence that it was used as such)
2. The land was 'physically separated and had poor access' (the landowner had hedging planted to cordon off campsite)
3. Fertilisers could not be used because of the adjacent campsite. (created by the landowner wishing to sell the land)

Similarly Bairds Business Estate gained B1 approval for agricultural buildings to be used as storage. Subsequently the landowner gained B8 status on another piece of land as, in his own words, 'it was adjacent to an industrial estate'. Such has been the increase traffic flow on and off the A259 at this point, WSCC Highway felt compelled to install a right turn filter lane from the west at this point. Building approval leads to more building approval.

In summary, there is no reason why Arun Planning department should contradict the policy made by their own council just 4 years ago, or ignore the comments of local residents, the vast majority of which object to this development.

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>