



Arun District Council
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3rd August 2022

clymping Parish Council
25 Fittleworth Garden, Rustington
BN16 3EW
bn16 3ew

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 3rd August 2022 which has been recorded as an objection with the comments as follows:

OWPC49593

Clymping Parish Council reiterate their holding objection previously submitted and as below:

Clymping Parish Council agreed to submit a holding Objections until additional information is confirmed.

This is an important application for Clymping. The most critical aspects, the clubhouse and associated buildings and the entrance off the A259 are in Clymping. It provides new community amenities in the village both recreational and a new events venue (the clubhouse). Care seems to have been taken with the design of the clubhouse. In these regards it appears to comply with Arun's Countryside Policy C SP1, however, it was noted that this is a departure from the Neighbourhood Plan.

Concerns were also raised that should the housing development on the current golf course site not be fully approved, that a condition must be applied to ensure that proposal golf course site is only used for a golf course and that there be no further change of use.

Further concerns:

1. This is a change of use of high-grade farmland contrary to Neighbourhood Plan Policy CPN 10.

2. This is an incursion into the Littlehampton to Middleton Gap (Local Plan Policy SD SP3).
3. The open aspect of the gap is however preserved if this goes ahead. It is intimately linked to the housing development on the existing golf club site in Felpham and has to be created before housing development can commence. If this application is approved, it is essential that there are conditions that apply to this specific change of use only, that the change of use is for a golf club only and should the housing development not be approved or the golf course does not proceed for any other reason, that the land reverts back to farmland.
4. The ecologist has requested a lot more information relating to how the inevitable impacts on current wildlife can be mitigated. Any such development of this land must comply with Neighbourhood Plan Policy CPN 9 Protection of Natural Habitats. This matter remains open and uncertain.
5. The lighting strategy has several areas lit at night presumably as the clubhouse will be used after dark. It is noted that the lighting is to be "dimmed" between midnight and 06.00. Clymping is an area with dark skies.
6. Concerns are raised regarding the noise or other night-time disturbances using the clubhouse for events, live bands at Wedding receptions on warm summer nights and the Council is keen to understand what restrictions will be in place.
7. This will add to traffic on the A259 and the junction raises safety concerns, contrary to Neighbourhood Plan Policy CPN 14 and the design guide for this Character Area in the Neighbourhood Plan:
 - a. WSCC Highways are seeking a lot more information on a long list of points, including teeing off in the direction of the A259.
 - b. Consistency with the A259 Review? The currently similarly designed Bairds Business Park junction is considered inadequate in the A259 Review including the need to reduce the speed limit there.
 - c. We end up with three junctions between Comet Corner and the Oystercatcher on a dangerous stretch of road - the approved Crematorium, the Business Park and now the Golf Course.
 - d. There is facility for turning right into the entrance from the west but turning right exiting to the east will be tricky.
 - e. The predicted traffic numbers look low given a daily usage of 211 movements with 241 parking places.
 - f. It seems to be based on the traffic movements at the existing golf club, but this is bigger (27 holes), has additional golf facilities (driving range) and is also designed as an events venue.
 - g. There is restricted parking facilities when the car park is full.
8. Council is also concerned about the ongoing responsibility for drainage away from the golf course in this sensitive area

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](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>