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4th August 2022

Peter Trebble for Elmer Sands Limited
23 Arundel Way
Elmer
Bognor Regis
West Sussex
PO22 6JH

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:

OWPC49626

Thank you for the opportunity to make comment following the submission of revised application documents. The concerns contained in our letter dated 5th April remain unchanged; we place reliance on the expert opinion of the Engineers when considering this proposal.

We have two key concerns:-

1. The development should not compromise solutions delivered by the WSCC, ADC and EA to reduce the probability of flooding on our estate. The development includes irrigation, and drainage that will ultimately discharge into the Ryebank rife. The outlet of the Ryebank rife to the sea, runs along the eastern edge of our estate, but the outlet is tide locked twice a day at which time any flow backs up. Our estate experienced significant flooding in 2012 and whilst some improvements have been made for the removal of surface water via ditches and pipework the tide locking issue remains.

2. The proposal included a possibility that sewage from the development would be treated on site with subsequent discharge into the Ryebank rife. This is considered to be unsatisfactory and that any provision for sewage / foul water should be connected to the public sewer system.

Yours sincerely

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>