

Arun District Council
Development Control
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Our ref: HA/2022/124004/05-L01
Your ref: M/16/22/PL
Date: 20 December 2022

Dear Sir/Madam

FURTHER MODELLING INFORMATION: RE-CONSULTATION - 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 RESEVOIRS; 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. LAND SOUTH OF GREVATTS LANE/A259 CLIMPING.

Thank you for consulting the Environment Agency on the above application.

We have reviewed the information as submitted and set out our position below.

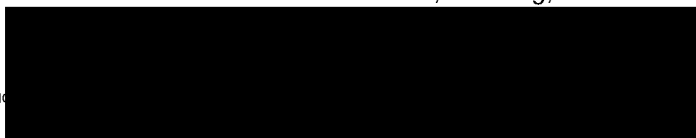
Environment Agency Position

We **maintain our objection** at this stage as we require more information to demonstrate there will be no increase to flood risk elsewhere as a result of the proposed development.

Reason

The mapped outputs shown in the supplied Technical Note dated 24/11/2022 are clipped to the development site boundary. This means no values have been provided for Grevatts Lane or the adjacent floodplain.

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.



Please provide flood level difference maps that show the impact on flood levels for the adjacent floodplain including; Grevatts Lane, levels north of Grevatt Lane and south surrounding the development site on all sides.

Overcoming our objection

To overcome our objection, the Applicant should submit an further information which demonstrates that the development will not increasing flood risk elsewhere. Where possible, it should reduce flood risk overall.

If this cannot be achieved, we are likely to maintain our objection.

Please re-consult us on any further information submitted and we will respond within 21 days of receiving it.

Advice to the Local Planning Authority

If you are minded to approve the application contrary to our objection, we would be grateful if you could re-notify us to explain why material considerations outweigh our objection, and to give us the opportunity to make further representations. Should our objection detailed above be removed, it is likely we will recommend planning conditions to be included on any subsequent approval.

We will always support and substantiate our objections to major development proposals at appeal wherever a refusal is lodged in line with our advice. If you are minded to grant permission against our advice, please contact the Sustainable Places Advisor named below before making a formal decision to discuss the conditions and advice that we would wish to apply to this proposal.

In accordance with the Planning Practice Guidance (Ref. ID: 20150415), please notify us by email within 2 weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor

