



Arun District Council
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12th February 2024

R Banting
langmead close
Littlehampton
BN17 5RS

Case Officer: Jonathan Lee

Telephone:

Email: jonathan.lee@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 11th February 2024 which has been recorded as an objection with the comments as follows:

OWPC64727

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 cycle racks; catch a bus and walk 1.2 km along the A259 or after paying thousands for membership, their clients will want to save on carpark fees by car sharing! 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.

Clymping is keen to maintain its dark sky policy, south of the A259, particularly as this area is famous as a migratory route for birds. The creation of a golf course would, unfortunately, have a detrimental effect. If you look at the map provided by the Environment Agency in winter 2023, you will notice that this area is prone to flooding. It acts as a vital 'soak away' and a 'holding facility' for water during storms until the river Arun can cope with it. The golf course owners will most definitely not want their course to flood (the main reason they want to move from their current site) so drainage from here will increase the risk of flooding in new areas or increase the misery and suffering of flooding of areas already at risk. If the developer is confident that their proposed 'drainage capture' schemes will be adequate, why can't they be implemented on the existing golf course instead? The small 'island' in Clymping that the EA deems won't flood is going to be surrounded by new builds (1500 homes on Ford airfield, 300 Foreman homes north of A259 and possibly this golf course) on land that once acted as soak aways or holding facilities during stormy weather. In summary, there is no reason why Arun Planning department should contradict the policy made by their own council just 5 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](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>