

John Hickling
4 Roundstone Cottages
●lehampton Road (A259)
Ferring
West Sussex
BN12 6PN

Your Ref: Inet 000011317

Our Ref: ~~A/120/11/~~

Please ask for:

~~Mr P Cleveland~~

1st September 2011

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Change of use of vacant building from family activity centre (D2) to farm shop (A1)

Vacant Building at Rustington Golf Centre Golfers Lane Angmering

Thank you for your internet representation made on 1st September 2011 which has been recorded as **an objection** with the comments as follows:

Rustington Golf Centre is a Sports and Leisure facility and I believe a Farm Shop is non-conducive to the area.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and may publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Karl Roberts
Assistant Director Planning Services & Housing Strategy

- 8 SEP 2011

RECEIVED

22 Ruston Avenue
Rustington
West Sussex
BN16 2AN
4th September 2011

PC

Attn Mr P Cleveland
Planning Department
Arun District Council
Maltravers Road
Littlehampton
BN17 5LF

Dear Mr Cleveland
Application A/120/11 – Farmshop Golfers Lane Angmering

ACK

Re the above:

1. I am concerned about what sort of 'farmshop' it is with such extended opening hours (96 hours per week). It appears to be a supermarket in disguise and it would be only a very short distance from a large Sainsburys.
2. A considerable amount of traffic (from customers, suppliers, service staff and employees) will be generated, all arriving and departing I assume via the Golfers Lane exit onto the A259/B2187 roundabout. This exit is currently narrow and winding. Some improvements need to be planned for this roundabout entrance and exit so that it is able to be negotiated safely. It is already hazardous, particularly due to the common practice of vehicles arriving northbound on the B2187 (Mill Lane) in the left hand lane and using that lane to turn right towards Worthing thereby cutting right across vehicles destined for Golfers Lane.
3. Can the application be approved on condition that the applicant provides, and pays for, a traffic management scheme satisfactory to the Council?
4. I therefore object to this application on the grounds of increased traffic generation into an existing road safety hazard.

Yours sincerely



Andrew J C Scott

Mr Williams
28 East Drive

Your Ref: Inet 000011372
Our Ref: A/120/11/
Please ask for:
Mr P Cleveland

9th September 2011

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Change of use of vacant building from family activity centre (D2) to farm shop (A1)
Vacant Building at Rustington Golf Centre Golfers Lane Angmering

Thank you for your internet representation made on 7th September 2011 which has been recorded as **an objection** with the comments as follows:

I feel that another retail point on that part of the A259 will add too much traffic on an already overloaded and dangerous roundabout and dual carriageway. In addition to this I would be concerned that the extra weight of traffic will force drivers to try to cut through the Ham Manor private estate, South drive to East drive in an attempt to gain access to Station road. Also the estate may suffer from extra foot traffic who feel it is a appropriate foot path leading to the unit. ☐

☐ *The golf club and Esporta Health Club development was always meant to be a leisure development and never a retail park.* ☐

☐

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Mr G Blaney
Littlefield
West Drive
Angmering
West Sussex
BN16 4NL

Your Ref: Inet 000011397

Our Ref: A/120/11/

Please ask for:

Mr P Cleveland

12th September 2011

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Change of use of vacant building from family activity centre (D2) to farm shop (A1)

Vacant Building at Rustington Golf Centre Golfers Lane Angmering

Thank you for your internet representation made on 11th September 2011 which has been recorded as **an objection** with the comments as follows:

Every effort should be made to secure this building for sporting activities to keep it in line with existing facilities on this site and to provide an interest to young people in particular. If it has to be a retail unit, then a sports shop would be more appropriate than a farm shop.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

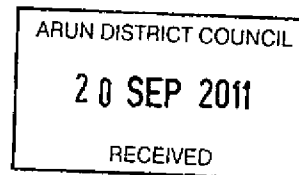
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Yours faithfully

Karl Roberts
Assistant Director Planning Services & Housing Strategy

PXC



ACK

37 The Parkway
Rustington
BN16 2BT

Dear Mr Cleveland

Planning Application A/120/11
Rustington Golf Club, Angmering

We would like to offer our support for the proposed farm shop at Rustington Golf Club in Angmering. We think this would make a good use of the building and a farm shop that sells produce from local farms is something we would certainly use.

We are keen to buy more produce that is locally grown, but the nearest farm shop for us is the Roundstone farm shop which is some distance away and entails a long trip to the Goring roundabout to get back to Rustington afterwards.

The restaurant would also be nice and something that this area is lacking.

Yours sincerely

A solid black rectangular box used to redact the signature of Mr & Mrs Melbert.

Mr & Mrs Melbert

PXC



ARUN DISTRICT COUNCIL

17 AUG 2011

RECEIVED

National Farmers' Union
Unit 8 Ground Floor
Rotherbrook Court
Bedford Road
Petersfield
Hampshire GU32 3QG

Mrs Honney-Bayes
Planning Department
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

ACK

Your ref: A/120/11
Our ref: JA/plans/Arun/Rustington
Email: [REDACTED]
Direct line: 01730 711953
Date: 16 August 2011

Dear Mrs Honney-Bayes

**Proposed change of use of existing building at Rustington Golf Centre from family activity centre (D2) to farm shop (A1) including ancillary café:
Planning application number A/120/11**

I write in support of the above application submitted by Strutt & Parker on behalf of Rustington Investments Limited and Maplewell Limited. I have studied the planning statement accompanying the application. The NFU's principal interest in the project is the potential for local farmers and growers to supply produce to the proposed shop.

The promotion of locally produced foods has been high on the Government's agenda for many years and has been a key element of successive initiatives, including the Strategy for Sustainable Farming and Food (2002), the Cabinet Office Strategy Unit's 'Food Matters' report (2008), Defra's 'Food 2030' report (2010) and the Government Office for Science Foresight report 'The Future of Food and Farming' (2011). Some common threads are healthy eating; fresher foods; lower food miles; local employment and economic benefits; and the security of national food production capacity.

The proposed project encompasses all these principles and offers supplier opportunity at a new level. It is not as impersonal and nationally oriented as a major chain retailer, operating in a world market, or as restricted in scope as an on-farm shop selling mainly produce from that farm holding and its immediate surroundings.

The supplier catchment would include the South Downs National Park, which acknowledges the importance of profitable farming to its landscape and is keen to promote sustainable food production, and the concentration of horticultural growers on the Chichester Plain.

I commend this application to the Council and respectfully request that it be given favourable consideration.

Yours sincerely, A

John Archer
Regional Environment & Land Use Adviser