



Arun District Council  
Arun Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex BN17 5LF  
Planning & Building Control General Enquiries  
Tel: (01903) 737756 Fax: (01903) 730442  
Dx: 57406 Littlehampton  
Minicom: 01903 732765  
e-mail: [planning@arun.gov.uk](mailto:planning@arun.gov.uk)  
website: [www.arun.gov.uk/planning](http://www.arun.gov.uk/planning)

29th March 2022

Melanie Clifford  
1 Lagden Gardens Angmering  
Littlehampton  
BN164PG

**Case Officer:** Mrs A Gardner  
**Telephone:** 01903 737529  
**Email:** [Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@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: A/45/22/PL  
Site Address: Rustington Golf Centre Golfers Lane Angmering BN16 4NB  
Description of works: Erection of 167 No new homes in a mix of 1-4 bedroom properties (2-4 bedroom homes and 1 bedroom apartments), with associated landscaping, parking, open space, play areas, construction of a new vehicular access from Golfers Lane and all other associated development works (resubmission following A/129/21/PL). This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 25th March 2022 which has been recorded as an objection with the comments as follows:

OWPC45617

This application should not be permitted for the following reasons-

1. Insufficient and dangerous access onto the A259. The sheer volume of additional vehicles from the new development would prevent safe entry onto the roundabout. It is currently extremely difficult/dangerous to get onto the roundabout from Golfers Lane due to the sheer volume and speed of traffic entering from the east along the A259. An additional 150+ vehicles will cause a build up of waiting traffic on Golfers Lane at peak times with the potential for RTAs.

The traffic issue on the A259 in this area is dire with huge tail backs everywhere. The traffic lights on top of Windmill Bridge causes tailbacks at peak times onto the corner of the roundabout( on the 259) Waiting traffic builds on the corner which would prevent any traffic from Golfers Lane entering safely with the resulting traffic building around the whole roundabout.

2. This area is currently beautiful green space with mature trees and wildlife habitats destroyed to make way for the housing.

3. This is a departure from the local plan. The infrastructure and local services are currently at breaking point with the large scale developments in Angmering.

4. This area is sold to everyone who lives here is that it is a beautiful area to live with natural surroundings and green spaces for leisure and wellbeing. The continued development of our green spaces by large scale building works are eroding not just the natural surroundings but also our right to areas that are necessary for our wellbeing. Our services, schools and infrastructures are unable to support the current population and this development just adds to the problem.

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](mailto: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>