



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

Helen Keeping  
6 Arlington Crescent  
East Preston  
West Sussex  
BN16 1DL

**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 26th March 2022 which has been recorded as an objection with the comments as follows:

OWPC45682

This area is overrun with new housing developments there is a significant lack of infrastructure. Despite the huge number of houses being built there is no new doctors surgery, dentist, school, youth clubs, nurseries or jobs. The increase in traffic and pollution is considerable not just from additional road users but construction vehicles.

People in this area have already had years of house and road building, causing huge traffic issues, decreased quality of life and limited access to NHS services due to the increase in pressure on these services.

The amount of green space that is now filled with housing rather than encouraging wildlife or being utilised by farmers to grow much needed crops is shocking and so many of those that live here no longer love where they live and would agree that it has had an impact on their mental health.

There are already planning approvals for the site of Oval Raceway, a huge loss to the local and wider community and despite the promises to protect wildlife it will undoubtedly have a substantial effect. Over 500 houses on this site alone in addition to the site almost opposite which has caused continual traffic issues and a total lack of consideration by site employees and construction traffic towards local road users.

There will be very little social or affordable housing provision and with the rises in the cost of living these properties will not be attainable by local or young people.

The only people who will gain from this development are the developers, local authorities and those that sell the land.

A growing population brings issues including traffic issues, crime, demand for schools, pressure on

emergency services and social care. These are already existing issues in this area and further housing will only exacerbate them.

This application has already been declined for many reasons and it is not possible that all of those have been addressed and resolved. All of these reasons are equally valid and the developers are wrong to re submit this application and only highlights the fact that they are not considerate of local peoples feelings taking all objections by them at the time of the original application into account.

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>