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
website: www.arun.gov.uk/planning

21st April 2022

Hilary Logan
Jesters Cottage, Station Road
Angmering
BN16 4JA

Case Officer: **Mrs A Gardner**
Telephone: **01903 737529**
Email: **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 20th April 2022 which has been recorded as an objection with the comments as follows:

OWPC46854

Further to the previous refusal for the development of this site, the resubmitted plans still represent overpopulation of the site which is not in keeping with the local area of green space and large, well spaced commercial outlets.

Out of the 161 proposed dwellings, 9 of which are 1 bedroom and the rest are multiple bedroom dwellings. Given the location of the proposed development is accessible directly from either a 50mph zone or 70mph zone, it is most likely that each dwelling will have multiple vehicles. Not all of the dwellings have 2 allocated spaces and there is 31 visitor spaces across the whole development. Given these facts it is likely that a portion of the visitor spaces will be used by residents and as such the space for parking is insufficient and will result in unsafe parking across the development. The applicant should increase the amount of visitor parking in the development.

The traffic analysis was conducted on this single proposed development. Given the extensive degree of traffic issues in the area, performing a standalone review is pointless. Given the multiple developments in planning or construction, it would be advisable for the council to commission a holistic review of the traffic increases which impact the A259 corridor.

As referenced previously the provision of a crossing east of the development entrance on the A259 (on a 70mph dual carriageway) would not be safe. The proposed extension of the 50mph limit to enable this is

inappropriate as the reduced speed along with periodic stopping will impact the flow of traffic down the A259. This is just further evidence of the poor location of the proposed site for residential purposes.

The new plans are not clear on the extent of the destruction of mature Monterey pine trees. These trees are in keeping with the local area and as such others in the immediate area are subject to tree preservation orders. The applicant should clarify the location of all mature trees within the development site and update plans to demonstrate assurance that these precious assets will be retained.

As a local resident with similar Monteray pine trees in my garden, I am appalled by the suggestion that these are easily substituted by some hedgerows in terms of environmental conservation. In my garden these trees are home to various wide life as well as a visual distraction from the increasingly busy A259.

For these reasons I strongly object to the proposed development and propose it be declined.

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.

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