



Arun District Council
Arun Civic Centre
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West Sussex BN17 5LF
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22nd April 2022

Angmering Parish Council
The Corner House
The Square
Angmering
West Sussex
BN16 4EA

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 21st April 2022 which has been recorded as an objection with the comments as follows:

OWPC46878

Angmering Parish Council OBJECTS to the proposed development on the following grounds:

Reason for Refusal 1 of A/129/21/PL remains applicable in that the proposed development would result in a form of development which does not represent a natural progression of the built form in this locality and would appear divorced and isolated from the local community.

The scale and density of the proposed development when considered in combination would create a form of development out of character with the locality.

The proposal would result in a form of development which represents poor place making and a failure to create beautiful places contrary to achieve the aims and objectives of Policy C SP1, Policy LAN DM1, Policy D SP1, Policy D DM1 and Policy ENV DM3 of the Arun Local Plan, Policy HD6 of the Angmering Neighbourhood Plan, the National Planning Policy Framework, the National Design Guide and the Arun Design Guide 2020.

The loss of a sports facility used by the youth in the area, when there is likely be an increase in demand is a retrograde step conflicting with the aims of improving youth facilities set out in the Angmering Neighbourhood Plan

The information submitted to address Reasons 2-5 is technical in nature and should be carefully scrutinised by appropriately qualified and independent specialists to ensure that the development does not adversely impact highway safety, recreational facilities, the long term health of important trees on the site and

safeguards protected species and habitats.

A full objection will be sent direct to the planning officer for uploading onto the portal under "Consultation"

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 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.

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>