



Arun District Council
Arun Civic Centre
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27th April 2022

Brian Beach
Longview,
Ham Manor Way
Angmering
BN16 4JQ

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 27th April 2022 which has been recorded as an objection with the comments as follows:

OWPC47097

The proposal remains in conflict with various Arun and Angmering Policies as in A/129/21/PL.
The HELAA, which is not intended to influence planning decisions, indicated 106 properties - NOT 167.
The site is between an BOA and the protected Gap Between Settlements and a popular recreation and tourist attraction, if granted the BOA is threatened and the development would be an island community with no infrastructure or connections and be totally out of character for the area. This also means the majority of journeys in and out would be by car exacerbating existing traffic issues adjacent to the site with the community having no "belonging".
There is concern that historic views will be lost and, since I assume the project will require noise protection from a 70mph dual carriageway, 4 metre high metal fencing will be required. This will be no place for a development and will further impact historic views.
There is likely to be an increase on foot traffic over, using the footpath, and along the A259 70mph dual carriageway. The pelican crossing proposed will on a 70mph dual carriageway is a joke and will only add to existing congestion and accidents.
If granted what comes next as we already have a progression from retail outlet, hotel, housing and now another housing proposal. The whole of Rustington Golf a housing estate?
This proposal is outside the BUAB, outside the development plan and is not a strategic site.
Any "balance" is in favour of retaining the status quo.
The roads and roundabout in the area are already congested with dangerous lane discipline.

Regarding the housing need, why not challenge Government that we don't have the space or infrastructure and support local opinion.

Flooding risk must be increased due to the hard surfaces.

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>