



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

3rd May 2022

Kingston Parish Council
Mrs V Knight
33 The Ridings
East Preston
West Sussex
BN16 2TW

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 29th April 2022 which has been recorded as an objection with the comments as follows:

OWPC47174

Council strongly objects to the application for the following reasons:

- the site is outside of the Built-up Boundary and there will be a loss of open space between the settlements of Angmering and Rustington impacting on the visual separation of the two communities.
- it will be extremely detrimental to the A259 with the additional traffic and proposed road layout increasing the hazard along this stretch of road and causing heavier traffic congestion.
- it will increase the risk of flooding by concreting over a natural drainage area plus increasing the amount of wastewater and sewage created by the proposed new housing.
- it will put an unacceptable strain on other local infrastructure e.g. Water and Energy supply, education and health facilities (there is already a lack of doctors and dentists in the area).
- It will destroy this important green space and leisure activity area. The re-development of an existing Par 3 Golf Course is in contravention of ADC Policy OSR DM1
- The character of the A259 at this point where the green space can be viewed will be badly affected.
- Proposals to build houses too closely abut the A259 would add to this as the probable, necessary acoustic buffering would be an eyesore viewed from the A259 or from the new housing. (as evidenced by the Fitzalan Link Road at the rear of Highdown Drive).
- the development due to road, rail and land usage around it, will be divorced and isolated from the local community

- the scale and density is out of character with the locality
- it will represent poor place making and a failure to create beautiful places contrary to ADC Policy C SP1, Policy LAN DM1, Policy D SP1, Policy D DM1 and Policy ENV DM1. In fact it will destroy a beautiful place.
- it will contravene the National Planning policy Framework, the National design Guide and the Arun Design Guide 2020.
- it will be inadequately connected to local facilities and amenities for non-motorised travel contravening ADC Policy T SP1, Policy T DM1 and Policy QE DM3 and the Arun Design Guide 2020

Council strongly believes that the adverse impacts of this development would significantly outweigh any benefits and the application should be refused.

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](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>