



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

9th May 2022

Ferring Parish Council
Ms Nadine Phibbs
1 Elm Park
Ferring
Worthing, West Sussex
BN12 5RN

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 9th May 2022 which has been recorded as an objection with the comments as follows:

OWPC47329

Ferring Parish Council raised a number of objections to the previous submission A/129/21/PL and having reviewed the current application, we find those objections remain valid.

We therefore endorse the objections of Angmering, Rustington and Kingston Parish Councils and Littlehampton Town Council.

The proposed site is unsuitable as it would have a harmful effect on the green corridor north of the A259. Housing in this location, especially so close to the busy A259, would likely necessitate extensive acoustic shielding from the traffic noise and this would exacerbate the detrimental visual impact on the otherwise open rural outlook to the north towards the Downs. Such a scheme would not be an extension of any established built-up areas but would be an isolated development with no natural community affiliation. Its proposed location does not meet the sustainability criteria and would conflict with Design Guides by reason of its isolation and fails to meet ADC's objectives of building cohesive communities. The harm would certainly outweigh any perceived benefit with the loss of green space and the much-needed sports and leisure facilities to serve the rapidly growing surrounding communities.

The concerns relating to the highways impact have been well documented, not only in terms of vehicular access but particularly the safety issues for pedestrians and cyclists attempting to access Rustington for essential amenities (shops, medical services, schools etc). These have not been adequately addressed in this latest submission. The WSCC Highways Authority recognises that 'the A259 would pose a significant

barrier'. The proposed new Toucan crossing would be too distant from the site to offer mitigation to the serious highway safety issues the development would create for pedestrian and cyclists. Additionally, unresolved concerns regarding the approaches to the Toucan crossing have been raised by WSCC Highways Authority and in the Road Safety Audit Report. The inability to design suitable mitigating options such as an underpass or bridge nearer to the site, which WSCC Highways determine as 'not feasible', further evidences that the location for such a development is unsuitable and should therefore 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>