



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

10th May 2022

Nigel Lax
79 West Drive
Angmering
BN16 4JE

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:

OWPC47345

The proposed development is outside of the defined built-up area boundary. The location is a green corridor and open countryside. The proposals are contrary to The Local Plan, 7.4.1 'Settlement Structure & Green Infrastructure' Policy C SP1 -supplementary policy (SD SP3) which safeguards the 'Gaps between Settlements' to prevent the coalescence of settlements and to maintain a sense of place. The site now plays an important role in the spatial setting of Angmering and Rustington by preventing coalescence. Building in this location would and create a community detached from both Parishes, contrary to NPPF 13. Protecting the Green Belt Land 138(b) "to prevent neighbouring towns merging into one another". Landscape Study 2017 - Angmering is a village noted as being part of the 'Inland Settlement Pattern' and that 'it is important to recognise the value of gaps between settlements to retain the separate identity'. Policy LAN DMI - Protection of landscape character. The A259 at this location is running parallel to the South Downs National Park. The SDNP is visible when approaching the Rustington Golf Course roundabout from all directions. The proposed development would be in breach of the Local Plan 'Sustainable development'. 6.2.4 'Green wedges separating urban areas whilst high quality agricultural land and environmental assets will be protected'. The South East Green Infrastructure Framework specifically lists outdoor sports facilities including golf courses as, 'Green Infrastructure Assets'. GI assets perform a range of important functions the first being, 'Access to recreation' the policy states 'a variety of recreational opportunities for the widest range of social, interest and age groups'. The site is currently a very popular Par 3 golf and foot golf course, enjoyed by all ages but particularly the young and old. Many golfers learn the sport on this site and for some it leads to membership of our local golf clubs. Golf clubs including Rustington Golf Course provide healthy recreational

opportunities and employment. The applicant has submitted a report compiled by Nexus which uses an outdated Golf England's Study 2020. The GE report was compiled pre Covid-19. Golf courses were one of the few outdoor activities that were able to adapt successfully to the pandemic and afforded the local community with a much needed outdoor activity for the young and old. Should the Par 3 golf course prove to be unsustainable then as a Community GI Asset this site should be preserved for other sporting and recreational activities NPPF 99 (b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or (c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use. There is a high risk of ground water and surface water flooding at this location and as green infrastructure it currently provides natural flood attenuation.

The nearest local primary schools, dentists and doctors surgeries are oversubscribed.

This application is contrary to the Local Plan 15.1 Transport aims. Traffic congestion is a significant problem at this location due to the number of existing homes and those already planned along the A259 between Littlehampton and Angmering. Building here at a busy roundabout on the A259 will be restrictive to pedestrians and also due to the detachment from the existing communities will result in more car journeys.

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>