



Arun District Council
Arun Civic Centre
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11th May 2022

R J Murphy
Sunningdale
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 11th May 2022 which has been recorded as an objection with the comments as follows:

OWPC47394

The land subject of this application is outside the built-up areas as delineated in both the Angmering Neighbourhood and Arun District Council plan policies. Development would further undermine the community's stated wish to preserve Angmering as a rural settlement, and result in a loss of recreational greenspace, essential for physical and mental wellbeing.

The area proposed for this construction provides a natural gap from the swathes of development on land in the Toddington area to the West.

Local infrastructure is already challenged with previously approved multiple developments in Angmering. The application raises further concern as to the capacity of the local infrastructure to absorb another construction on this scale particularly with its potential impact on local roads, health care facilities, schools and in the context of recent prosecution(s) of the utility provider, waste water handling.

The location immediately adjacent to the busy highway, will expose future residents to elevated levels of air pollution and poor air quality.

The claim in the Emissions Mitigation Statement referring in part to The Air Quality Assessment; ' - - .and future residents would not be exposed to poor air quality- ' is questionable at best.

A recent COPi/Imperial College London modelling study suggests air quality at this address exceeds WHO guidelines as measured against three known pollutants indicating a high level of air pollution. The potential for adverse and longer-term effects on health, and particularly in the young shouldn't be ignored.

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>