



Arun District Council
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13th May 2022

Ian Hamilton
Thimble Cottage
West Drive
Angmering
West Sussex
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 12th May 2022 which has been recorded as an objection with the comments as follows:

OWPC47450

This development proposal falls outside of Angmering Neighbourhood and ADC Plan policy. Its location falls within a green corridor of open countryside and effectively would fill a "gap" that is supposed to be maintained between settlements. It would remove recreational green space currently enjoyed by many. There is currently a South East Green Infrastructure in place that states that these green rec spaces perform a range of important functions aimed at attracting a diverse range of social interest and age range groups. This development would wipe that out at a stroke. The roundabout at Golfers Lane / A259 is already congested and dangerous and this development would further exacerbate the situation. Additionally the development would be neither Rustington or Angmering and would virtually be a stand alone entity. At peak times traffic pollution exceeds WHO guidelines and further development would increase this even more. Development of this land would increase the risk of flooding whereas the current green status deals with this potential naturally. Black ditch is nearby and would further add to the potential of flooding in this location. Additionally local amenities such as schools, doctors, dentists are already massively oversubscribed and this proposal would add even more workload to an already overstretched resource.

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>