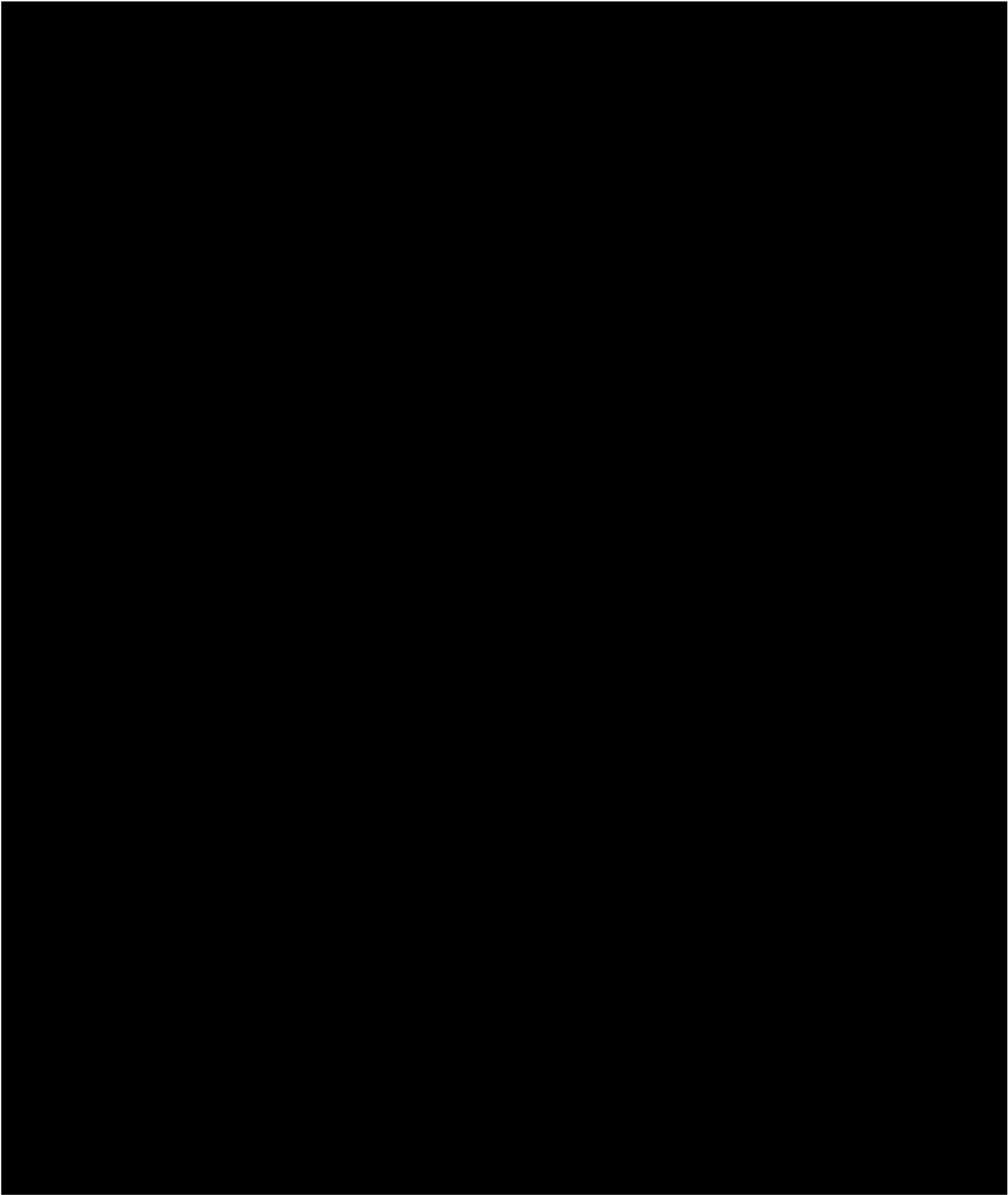




From: [REDACTED]

Sent: 05 April 2022 10:22

To: Planning <Planning@arun.gov.uk>

Subject: Planning Objections: The Roundstone Farm application A/50/22 and The Rustington Golf Centre application A/45/22

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Dear Arun Planning,

We have previously objected to the title planning applications when they were first presented and rejected.

For the purposes of clarity we have repeated the main objections below to avoid any misunderstanding of the impact of such developments.

Roundstone Farm application A/50/22

- 1) The site is outside of the built up area boundary but the benefits of the development do not outweigh the harm;
- 2) The site is within the open countryside and is visually separate from the adjoining residential development with far ranging views across open countryside to the site. This is contrary to Angmering Neighbourhood Plan and the Arun Local Plan;
- 3) The application proposals are located within the East Preston to Ferring Settlement Gap.
- 4) The increase in road traffic, added to the traffic from the 475-house estate at Chatsmore Farm, would make the difficult traffic conditions at peak times on the A259 impossible.

Rustington Golf Centre application A/45/22

The previous application was for 191 houses – the revived one is for 176 houses.

- 1) Out of character with the area, isolated development, not a natural extension of the built-up area of Angmering; and the re-development of an existing par 3 golf course (pitch and putt) would be contrary to Policy OSR DM1 of the Local Plan.
- 2) The increase in road traffic would make the difficult traffic conditions at peak times on the A259 impossible.
- 3) This development would have a 'severe impact' on the local highway network. For these and other reasons the harm done by the development would be significantly greater than any good done by getting nearer to the housing-site target figure imposed by the Government.

Kind regards,

David and Chrisie Ruderman