

## Guildford Office

Somerset House  
222 High Street  
Guildford  
Surrey  
GU1 3JD  
Telephone +44(0) 1483 406590  
guildford@struttandparker.com  
[struttandparker.com](http://struttandparker.com)



Angmering Parish Council  
The Corner House  
The Square  
Angmering  
BN16 4EA

19 June 2019  
Our ref: 208458/GW/SC

Dear Ms Herr,

### **Land at Rustington Golf Centre, Golfers Lane, Angmering, BN16 4NB Site Submission June 2019**

On behalf of my client, Barratt David Wilson Homes, I am pleased to submit the Land at Rustington Golf Centre to be considered for allocation for residential development as part of the forthcoming Neighbourhood Plan Review. The site is being submitted to the Parish Council on advice of Officers at Arun District Council.

This covering letter is accompanied by a site Location Plan and a Constraints and Opportunities Plan.

Please be aware we have also recently submitted this site to Arun District Council's 'call for sites,' for assessment within the next iteration of the Housing and Economic Land Availability Assessment (HELAA).

### **Emerging Local Plan Review**

Arun District Council adopted a new Local Plan in July 2018, which included a housing requirement of 20,000 dwellings between 2011-2031, or 1,000dpa. Policy H SP1 identifies a number of strategic sites to deliver approximately half of this housing requirement. However, the Plan acknowledges at least 1,250 dwellings will need to be delivered on non-strategic sites (defined as those being less than 300 new homes) allocated either through a Non-Strategic Site Allocations DPD or through neighbourhood plans. It is understood the review of the Neighbourhood Plan will include the allocation of sites to deliver a *minimum* of 117 additional homes.

It is our understanding the site has not previously been submitted for consideration to the Parish Council or to the HELAA however it is a relatively unconstrained parcel of land that is not subject to any specific policy designations or any significant environmental constraints.

### **The Site and Planning History**

The site can be described as comprising two parcels of land separated by an established tree belt orientated north to south at the site's mid-point. The land is currently used as a practice and pitch and putt as part of the Rustington Golf Centre.

The site has an extensive planning history dating back to 1988 when permission was first sought for the change of use of the land to a leisure complex including golf course, club house, driving range and car parking. More recently in 2016 and 2017 planning permission to develop the western half of the



site for a mix of uses was approved (refs. A/84/17/PL, and A/77/16/PL), including 5 a side pitches, a trampoline/laser tag centre, hotel, public house, etc.

## **The Proposed Development**

Proposals for the site are at an early stage. On current understanding of the site's potential it's considered the development of approximately 200 new homes can be delivered alongside areas of open space, parking, etc. Development will deliver 30% affordable housing in accordance with Policy AH SP2. The mix of sizes and tenures of homes will reflect the latest SHMA evidence in accordance with policies H DM1 and AH SP2.

Vehicular access serving the site will be via Golfers Lane with primary access serving the new homes located on the site's north western corner.

Moving forward, we would welcome discussion(s) with the Parish Council and local community to determine how development of the site can potentially further contribute to meeting any specific development needs within the local area.

## **Suitability**

### *Existing use*

The site is currently used as a practice course and pitch and put as part of the Rustington Golf Centre - an area which is now considered surplus to the wider golf course functional requirements. The full 18-hole golf course would remain unaffected by the development, as would the other existing leisure facilities within the Golf Centre. The redevelopment of the western part of the site has already been established through the recent permissions which include a retail unit, hotel, and pub/restaurant. It is also important to note that Rustington Golf Centre is one of two neighbouring golf courses and there are a number of other recreation facilities nearby including the Woodlands Centre and recreation ground, and sporting facilities available at the Angmering School. The local area is and would continue to be very well served by leisure and recreation facilities.

### *Access*

Vehicular access to the site can be achieved from Golfers Lane and in turn onto the A259 via the Mill Lane Roundabout. This provides onward connections to towns and villages along the south coast.

Previous applications proposed the provision of a shared pedestrian/cycleway from the Mill Lane roundabout to the junction with South Drive, where it would connect with the existing pedestrian/cycle network providing safe and convenient access into Littlehampton and Angmering.

The new pedestrian/cycleway would also provide access to the no. 12 bus within 400m of the site. The no. 9 bus and Angmering Station are approximately 900m to the east.

### *Facilities and Services*

There is a wide range of services and facilities close to the site, including a Sainsbury's and an Aldi supermarket which are both within 500m. Retail and business development between the A259 and railway line, as well as at the Rustington Trading Estate provide potential employment opportunities for future residents. Rustington Golf Centre and Ham Manor Golf Course provide a variety of leisure and recreation facilities. There are a number of schools within a practical walking or cycling distance including Angmering School which is approximately 1km to the east.

### *Landscape*

The site is not within an AONB or National Park, nor is it in a locally designated landscape area within the adopted Local Plan. The Angmering Neighbourhood Plan highlights the South Downs National Park boundary footpath, which is approximately 400m north of the site as providing locally valued viewpoints in the area. Trees and woodland as well as leisure development limit the potential for views into the site from this path.

### *Ecology*

The site is currently used as a pitch and putting green. As demonstrated in recent applications on the site the intensive management of the land means the grassland is species poor. There are a number of trees within the site and along the southern boundary, as well as a pond which have some potential to contain ecological sensitivity. A preliminary ecological appraisal will be carried out in due course, and ecological enhancements provided as appropriate.

### *Trees*

There are a number of mature trees along the southern boundary and though the mid-point intersecting belt of trees. The site is not designated as or close to any area of Ancient Woodland. It is envisaged the central belt of trees would be retained and additional planting provided particularly along the site boundaries as part of future development proposals.

### *Heritage & Archaeology*

The nearest Listed Buildings are in the Ham Manor Estate to the east, with the nearest being approximately 200m away. However intervening development largely screens these heritage assets. Heritage considerations are not considered a likely constraint to development of the site.

### *Flood Risk & Drainage*

The site is in flood zone 1 where there is a low risk of flooding from rivers and the sea

Environment Agency mapping shows a small part of the site has a low to medium risk of surface water flooding, primarily centred around the existing on site pond. A flood risk assessment can be undertaken in due course and appropriate surface and foul drainage strategies can be developed.

### *Environmental issues (air, soil, water, etc.).*

The site is currently used as a pitch and putting green meaning development will not result in loss of agricultural land. The existing use is not likely to be a source of contamination, and there is no known evidence historic contamination.

There is some potential for environmental noise issues due to the nearby A259 trunk road. However, through appropriate consideration from the outset of the design stage, i.e. setting new homes back from the road and potential for additional planting and acoustic fencing installation it is unlikely noise will have a significant impact on development potential. A preliminary noise assessment can be carried out in due course to confirm this.

There is a gas main which runs along the southern boundary of the site which would remain unaffected by the development. There are electricity pylons along the northern boundary of the site which would be grounded as part of the site's development.

## Availability

Barratt David Wilson are working with the landowner to jointly promote the site and there are no known legal impediments to its delivery.

Barratt David Wilson Homes are a leading developer with a strong track record of delivering high quality new homes, ranging from affordable and energy efficient homes ideal for first time buyers through to high quality family houses and properties tailored to meet the needs of older people.

## Achievability

There are no known infrastructure issues or other factors which are likely to prevent or significantly delay the delivery of housing on this site. Development of the site should be considered achievable and deliverable as defined by the NPPF. We anticipate delivery can commence within five years – either in a single or two phased approach.

## Conclusions

In summary, this site represents a suitable location for development.

We can confirm the site is available for development now, and development is achievable with a realistic prospect that delivery of housing and other associated development can begin within five years.

In the coming months we're looking forward to engaging with the Parish and District Councils, and other key stakeholders, regarding the site's potential and would be very happy to meet with you to discuss the site, and the Neighbourhood Plan's review as this progresses.

In the interim, if I can be of any further assistance please do not hesitate to contact me on land line 01483 931514 or [stuart.crickett@struttandparker.com](mailto:stuart.crickett@struttandparker.com).

Yours sincerely,



**Stuart Crickett**

Director

Encs.