



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

1st June 2021

Christopher Burke
1 Hardham Close
Littlehampton
1
BN16 2SB

Case Officer: Andrew Wood
Telephone: 01903 737768
Email: andrew.wood@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: R/108/21/PL
Site Address: 117 Sea Lane Rustington BN16 2RU
Description of works: Demolition of two dwellings and the construction of 3 No. 3-bed town houses and 7 flats. This site is in CIL Zone 4 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 29th May 2021 which has been recorded as an objection with the comments as follows:

OWPC36908

The proposal is in effect in two parts: houses to the East and a block of flats to the West. The houses part of the proposed development maintains the vernacular of the existing buildings opposite and the remainder of Shaftesbury Road. However, the proposed additional flats on the West end is of a different style and out of keeping with any buildings in the immediate area including the development itself. At one point in its history the area to the West around Hardham Close was a nursery. This is reflected in the classic farm house style construction of No 106 Sea Lane built in 1920. This building and entrance is located immediately opposite to the West of that part of the proposed development on Sea Lane. The flats would be neither in keeping with No 106 nor the adjacent cottage to the North of Green Bushes which was the former home of the artist Graham Sutherland.

Slightly further North of Green Bushes is the entrance to Knightscroft, former home of the composer, Charles Hubert Parry. To the East of this position, almost opposite, is Cudlow House, the occasional residence of the author JM Barry. Both of these buildings bear blue plaques bearing testimony to these individuals. The immediate area is therefore of significant historical and cultural importance and should be treated accordingly.

In particular the planned use of a flat roof, building with 3 stories to the West end of Shaftesbury Road is too high and will dominate the surrounding buildings to a considerable extent. The proposal involves the removal of at least two mature trees and there is no mitigation provided in the current plan.

I have serious concerns regarding the sight line of the egress of the West proposed car park on to Sea Lane, the B2140. The latter road is a bus route and at times very busy. Many vehicles use Shaftesbury Road and

Broadmark Lane as a rat run to avoid The Street in Rustington Village. In my experience the right turn into Shaftesbury Road for vehicles frequently gives rise to traffic "incidents" particularly due to the relatively narrow width of Shaftesbury Road.

As part of the consideration for planning may I suggest the appropriate authority conduct a survey of average speeds along Sea Lane to determine if mitigation is required adjacent to the junction of Shaftesbury Road and Sea Lane. Although the whole area is subject to a 30 mph speed limit, as a resident, I strongly suspect the speed limit is being widely disregarded along the B2140 especially in the evenings. If speeding is shown to be taking place, consideration should be given to the placement an automatic speed camera on the West side of Sea Lane opposite the entrance in order to protect the egress and entry to both the proposed development and Shaftesbury Road itself. The proposal is subject to a CIL charge and money for such could be allocated accordingly.

In summary, I believe the redevelopment of the three bungalows though desirable, should be appropriate for the the area. As currently proposed, the flats part of the proposal would be disproportionate, overbearing and not in keeping with either the mixed vernacular or the history of Rustington. The proposal does not include mitigation for either the loss of trees or starlings' habitat. There are serious potential issues with regard to safety in respect to traffic management at the junction of Sea Lane and Shaftesbury Road.

(I wish to comment on the construction conditions The restriction of 3800 characters combined with and inability send a printed document is unacceptable)

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/planning-decision-process>.

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/weekly-lists>

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 www.arun.gov.uk/planning-privacy-statements

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://www.arun.gov.uk/planning> and click into Local Planning Application Finder.