



Arun District Council
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1st June 2021

Caroline Mitchell
27 Shaftesbury Road
Rustington
BN16 2HX

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 30th May 2021 which has been recorded as an objection with the comments as follows:

OWPC36915

This proposed development is excessive for the space and area. The density of housing on what is currently a two property site with parking for four vehicles off road will put an incredible strain on what is already a busy road through the village. Shaftesbury Road is already used as a rat run and short cut out of the village by people not wanting to get caught by the traffic lights in the town centre. Pressure on street parking is already excessive, particularly at the end of the road where this development is proposed. Although when the weather is good due to the restricted parking in Broadmark Lane and the yellow lines parking at both ends becomes impossible and the road is reduced to a single lane which to navigate residents have to take their lives in their hands. Altercations between drivers are not unusual. With only 10 parking spots on the whole site and most families having at least two vehicles it is clear that this will be inadequate and will force more vehicles either to park in Shaftesbury Road or on Sea Lane. Access for emergency vehicles also becomes an even greater issue than currently and given the demographic of the area ambulances in particular need to be able to get through - this is sadly already an issue which will only be exacerbated if this development is allowed.

Finally the number of properties and the size of them on this site also seems excessive. We all know that land has a premium but squeezing so many homes in here frankly seems ridiculous and inevitably would change the character not just of Shaftesbury Road but also Sea Lane. Town houses and 4 story flats in such a confined space would set a precedent that potentially could open the door for other such development. Is this truly what we want for the area?

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](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.