



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

28th June 2021

alison Cooper
27 Bushby Avenue
Rustington
West Sussex
BN16 2BY

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 27th June 2021 which has been recorded as an objection with the comments as follows:

OWPC37764

This Application has many objections which I also support, especially those of the Parish Council.

I requested information of traffic flow study, but sadly none exist. Traffic flow in this vicinity is a contradiction in terms as the alternate parking of vehicles on either side this road creates consistent chicane and zig zag of traffic.

The overdevelopment of the site and the out of character look of the properties will create a really detrimental effect on the street scene and whole area.

I travel this route up Sea Lane daily, and with parking on the eastern side, the road is consistently reduced to one lane. This has already been identified by WSCC as a major route, and effectively reducing it down to one lane will have a severe effect on the highway and a detrimental cumulative effect on the network.

The yellow lines also do not run 10 meters from the junction, and vision is often obscured by that problem. This development and lack of parking nearby would create a need for a TRO for Sea Lane, like the one we have been waiting 5 years for in Broadmark Lane for the same issues.

The District Council has been invited by County Council to consider the loss of amenity for those residents who will no longer have convenient access to their properties which they currently have but would lose due to this development. This road already has a disproportionate amount of dropped curbs, and this would create the loss of vital on street parking.

This needs to be rethought with a less intensive development.

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.