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22nd November 2021

David Poley
115 Sea Lane
Rustington
BN16 2RU

Case Officer: Amy Myer
Telephone: 01903 737776
Email: amy.myer@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 5 flats. This site is in CIL Zone 4 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 19th November 2021 which has been recorded as an objection with the comments as follows:

OWPC42023

My objections to the revised plan are as before, but in addition:

Density and height. Despite the reduction in height, the flats are still a solid flat-topped block 3 storeys high.

Negative effects on amenity. "The amenities of neighbouring residents will be preserved". They will not.

Comments on developers' answers to questions.

Reason 1 The quantum of development on the site as a whole is still much too great.

Reason 2 The problem of overlooking refers only to the overlooking of one part of the development by another part of the same development. The original proposal sought to deal with overlooking of Rawson Court, but it ignored the overlooking of numbers 1 and 2 Rawson Court, and Shaftesbury Road.

Reason 3 The developers speak of a detailed assessment by WSCC. I dispute that. The WSCC representative's visit was observed by residents, and it happened (1) on June 16 during Covid restrictions, and (2) in the evening. There is not sufficient provision of car parking even on the revised plan, and the new entrances/ exits will cause problems at this junction. The number of objections regarding parking and traffic indicates great unease in the locality.

Reason 4 "Clearly of a good standard for development in an urban area." How urban is Rustington? It is not Brighton. Rustington Village Design Statement: "The local community fears that further high density development will put a strain on the village facilities unless it is controlled and sympathetic to the needs of

Rustington. Despite all these comparatively recent changes Rustington still guards a village atmosphere and identity."

General Comments

The Rustington Village Design Statement states that Character Area 8 "is characterised by semi-detached bungalows", though "Chalet style bungalows are found in some areas." "Spaces are very important in this area and should be kept."

In January this year the former Housing Minister, Robert Jenrick, said we are seeking to go "back to a previous time when there was a greater emphasis on whether a building was attractive to local people." Our national planning policies, he said, will enable locals "to set the rules for what development in their area should look like, ensuring that they reflect and enhance their surroundings and preserve our local character and identity. Instead of developers forcing plans on locals, they will need to adapt to proposals from local people."

In July the minister said, "This is about putting communities - not developers - in the driving seat to demand beauty, and insist on a return to a sense of stewardship - to building greener, enduringly popular homes, and places that stand the test of time."

In summary I am surprised that this proposal has been resubmitted. It is very far from acceptable, as it does not address the legitimate concerns of Rustington Parish Council and the local people. For the developer (Lewis and Co - letter, 22 October 2021) to threaten to take the application to appeal is an insult to the community of Rustington.

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/what-happens-next](https://www.arun.gov.uk/what-happens-next).

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/planning-application-search>

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
<https://www.arun.gov.uk/privacy-policy/>

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://www1.arun.gov.uk/planning-application-finder>