



Arun District Council
Arun Civic Centre
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22nd November 2021

Mrs Hilary Reynolds
Cobnor 5
Shaftesbury Road
Rustington
WEST sussex
BN16 2HR

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 21st November 2021 which has been recorded as an objection with the comments as follows:

OWPC42036

My objections are still as relevant as to the original plans, has Lewis & Co not taken into account the objections from Rustington Parish Council together with Arun District Council objections I think not.

We have the problem of the height of the development, it is not in keeping with the neighbourhood properties. It is still a block of flats not houses, 3 storey town houses, with window frames in BLACK, again not in keeping with the other properties in the vicinity, why not 2 storey 3 bed houses? Then the plans show town houses with cars parked in front of properties which would then drive over the pavement onto the oncoming traffic. They have also included fencing which will block the view of the driver of the vehicle!

The replacement of 2 trees and 5 shrubs does not constitute an ecological environment for the wildlife currently habiting 117 Sea Lane, once again the comments from Sue Howell-Leisure and Landscape Officer ADC seems to be completely ignored, the 2 trees have been positioned right by the exit onto Sea Lane!

I quote from Arun District Design Guide (SPD) January 2021 "importance of integration with the EXISTING varies build and landscape character of the district avoiding any "anonymous" design, ensuring SAFE and convenient movement minimizing pedestrian, cyclists and vehicle conflicts, securing adequate off street parking in new developments"

"Developers must learn from best practice by taking the best qualities of previous schemes and applying these to a new context in a way that celebrates and complements the local character of the area" Have they? I think not.

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>.

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>