



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

29th November 2021

Pauline Revell
3 Shaftesbury Road
Rustington
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 26th November 2021 which has been recorded as an objection with the comments as follows:

OWPC42200

I wish to object to the revised plans as follows:

The plans are in conflict with ADC planning policy DSP1 as the design would over-dominate the surrounding properties, because of height, shape and mass.

The proposal would be in conflict with the ADC local planning policy DDM1, especially the impact that no. 3 of the policy states "Have minimal impact on occupiers of nearby property and land, e.g., by avoiding loss of sunlight & natural light, privacy and outlook." It would be impossible for 3 storey houses and flats to not make an adverse impact. No.7 of the policy states "all new development will be expected to incorporate existing and new tree planting as an integral part of development proposals." I believe that most of the trees will be removed and minimal shrubs will replace them. ADC local plan 17 Natural Environment 17.3.1 states "Trees are vital to protect against CLIMATE CHANGE, they reduce flooding, absorb pollutants, produce oxygen and act as carbon sinks.

The plans would certainly generate at least 2 cars per unit and probably more, as 30 + visitors could be accommodated. As we all know, garages are more often than not used for storage. We already have a dangerously congested corner at Shaftesbury/Sea Lane and Shaftesbury is used as a rat run to cut out the village. RNP policy 2, housing design, The flat roof on the flats is totally out of keeping with other properties in the area, which have pitched roofs.

In September 1988 R/208/88 one house was rejected for the reason "it would give rise to a cramped form of development"

In August 1999 R/135/99 one bungalow was rejected once again for much the same reason. Even then there were restrictions on overdevelopment. Therefore the RNP was published to protect the area.

A piece out of the RN plan "In most cases we cannot stop development from taking place in Rustington; however we can influence its design and impact. Through this document we aim to preserve, and where possible, enhance the future of the built environment in Rustington."

Please don't allow this proposal to take place in its present form.

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>