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30th November 2021

Dave PerT
24 SHAFTESBURY ROAD
bn162hx

Dear Sir/Madam,

Case Officer: Amy Myer
Telephone: 01903 737776
Email: amy.myer@arun.gov.uk

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 29th November 2021 which has been recorded as an objection with the comments as follows:

OWPC42224

Although some additional thought has been given to the revised plans, there is still a serious problem with parking allocation and parking density, in both Sea Lane & Shaftesbury Road.

The developers comment on street parking, beggars belief! 'adequate, adjacent street parking'.
I think not.

I will attempt to attach a series of pics, taken on a normal Sunday afternoon, of parking in both Sea Lane & Shaftesbury Rd.

It shows, quite clearly, there is absolutely no spare parking, in the length of Shaftesbury Rd, and adjacent to the propose flats, in Sea Lane. These pics were taken in a winter month. In the summer, street parking problems, for both Sea Lane and Shaftesbury Rd is exacerbated by day trippers parking, to make use of the beach.

If the pics cannot be attached, they will be sent to Amy Myer - Planning case Officer.

a) Shaftesbury Rd:

3 x Town Houses: Shows 1 x hard stand plus 1 x grassed area, per dwelling

The garages, shown, look like the standard unit, as built into all modern houses ie only able to garage a 1960's Mini or Ford Anglia. Modern vehicles will not fit.

Result, vehicle will be parked on hard stand. There will be a 99% probability that there will be at least one additional vehicle in the family.

Look at Shaftesbury Place, 5 x town house, street facing.

3 have converted their garage into an additional room, because useless as a garage, modern cars will not fit in, and be able to open at least one door.

4 have removed ornamental plant/grass area, and converted to hard stand for 2nd vehicle.

Opposite to these properties, are the 2 x blocks of 4 x 2 bedroom flats each, of Dorchester House. There are a total of 16 bedrooms, and there are a total of 16 vehicles, either private or works vehicles, so no space for parking of addition vehicles for the town house, opposite.

Sea Lane:

Proposed Flats

2 x 2 bedroom

2 x 1 bedroom

1 x 3 bedroom

Total 9 bedrooms

Designed parking lot - 7 vehicles

Taking Dorset House as an example, that will leave a minimum least street parking requirement for at least 2 more vehicles.

Situation, as per present plans, still very limited street parking NOW, without increasing the problem.

Shaftesbury Rd already has a problem with both street parking for existing residents, coupled with the fact, that it is now a notorious 'rat run', not just for cars, but for large HGV's, all trying to avoid The Street - main road through Rustington.

Because of street parking in Sea Lane, exiting and entering Shaftesbury Rd, can be seriously dangerous, with a total lack of vision on exiting Shaftesbury Rd. Also, vehicles swinging into it from Sea Lane, often almost blind, are often meet with vehicles trying to turn out.

Basically, some serious rethinking is required, regarding the parking problems related to this project.

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>