



Rustington Parish Council

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Head of Planning Services
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton, West Sussex BN17 5LF

Our Ref: CW/CH/JM/PLAN/21
Date: 3 December 2021

Dear Sir

R/108/21/PL - 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 - 117 Sea Lane, Rustington

My Council has considered this application and wishes to object to it on the following grounds:-

- (i) The proposal to develop this site by the erection of 3 No. 3-bed town houses and 5 flats would still present an extreme over-dominant appearance and would have a damaging impact, by reason of their shape and mass, on the residential amenities of properties in close proximity and the appearance of the street scene (In conflict with Arun District Local Plan Policy DSP1)
- (ii) The proposal, which would be taller than No. 2 Shaftesbury Road, would present an over-bearing and unsympathetic appearance for the occupiers of this property, in particular, which would result in a loss of privacy by reason of overlooking and would, most certainly, adversely affect the quiet enjoyment of the occupiers of the aforementioned property
- (iii) The proposal to develop this site by the erection of an additional 8 units of accommodation would constitute an undesirable intensification of residential development, and would most certainly represent a severe over-development of the site (In conflict with Arun District Local Plan Policy DDM1)
- (iv) The addition of 8 properties, in this vicinity, would place yet further pressure on an already over-loaded sewage and drainage system, which is evidenced by the recurring flooding problems in close proximity to the site during adverse weather conditions, to the detriment of its effectiveness and efficiency (In conflict with Arun District Local Plan Policy ECCSP1)
- (v) The proposal, by reason of the number of units proposed, would generate an unacceptable increase in the volume of traffic and associated activity in Shaftesbury Road and Sea Lane, very busy, narrow and regularly congested roads, which would be detrimental to the amenities and quiet enjoyment of the neighbouring properties



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- (vi) The formation and use of new accesses to the public highway at this location would add to the hazards of highway users to an intolerable degree and, in the absence of major improvements to the highway infrastructure to cater for the increase in traffic generated by the proposal, traffic conditions on the existing road network, in close proximity to an already congested road junction, would be materially worsened
- (vii) The proposed development would attract additional standing vehicles on the already extremely congested Shaftesbury Road, which would, most certainly compromise access by emergency vehicles, and would add to the hazards of highway users at this point
- (viii) The proposal does not comply with the local Planning Authority's Parking Standards 2020, which suggests that two parking spaces should be considered for each of the town houses, separate spaces for each of the flats, with visitors' parking to the value of 20% of the number of residential units which would amount to a minimum of one extra space. One dedicated space should also be provided for electric vehicle charging
- (ix) The proposal, due to the insufficient parking provision on the site would, most definitely, result in a loss of parking amenity for the existing residents of Shaftesbury Road
- (x) The proposal is in conflict with the Rustington Neighbourhood Plan (Policy 2: Housing Design) on many counts, including scale, density, massing, height, landscape design, layout and materials
- (xi) The design of the flats with a flat roof is totally out of keeping architecturally with all of the other properties in the immediate area which have pitched roofs
- (xii) This type of development would, if approved, make it increasingly more difficult for the local Planning Authority to resist similar proposals in this vicinity, the cumulative effect of which would be to completely alter the character of the locality to the serious detriment of the amenities of the area
- (xiii) The removal of the mature and healthy trees from the site, with the replacement landscaping scheme of 'shrubs planting' proposed, would be detrimental to not only the site's overall aesthetic appearance, but also the street scene, and would most certainly have an adverse environmental impact overall.

Yours faithfully



Mrs Carole Ward
Clerk of the Council