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30th July 2020

Rustington Parish Council
Mrs C Ward
34 Woodlands Avenue
Rustington
West Sussex
BN16 3HB

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

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Application No: R/117/20/OUT
Site Address: Croft Works 52 Mill Lane Rustington BN16 3JN
Description of works: Demolition of existing dilapidated storage buildings and erection of 4no. semi detached 2-bedroom dwellings with associated gardens, car parking and landscaping.

Thank you for your internet representation made on 29th July 2020 which has been recorded as an objection with the comments as follows:

OWQC28720

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

- (i) The proposal would result in an increased number of vehicles being dependent on a very narrow and single point of access, and would also be likely to attract additional standing vehicles. This would, most certainly, interrupt the free flow of traffic on the public highway, thereby adding to the aforementioned hazards for road users at this location
- (ii) The proposal would give rise to an increased movement of vehicles on to and off the public highway at this point, namely Mill Lane, which has restricted vision on traffic travelling southwards. This would be detrimental to the safety and free-flow of traffic, and would add to the risks for highway users to an unacceptable degree
- (iii) The proposal would increase the pressure for on-street parking, where there is only very minimal and insufficient provision in this vicinity
- (iv) The proposal would have a detrimental effect on the visual amenities and quiet enjoyment of the properties in close proximity to the site, and in particular those adjacent to the site in Fircroft Crescent
- (v) The proposal to develop this site by the erection of 4 No. Semi-Detached Chalet properties would constitute an undesirable intensification of residential development, and would, most certainly, represent an over-development of the site

(vi) The proposal would be in conflict with the Rustington Neighbourhood Plan - Policy 2 - Road widths must demonstrate they are adequate for safe access by service and emergency vehicles .

My Council would like to request that the District Council, as the Local Planning Authority, also consider the increased number of cyclists travelling southwards on the obscured narrow pathway immediately adjacent to the proposed exit from the site. This is where the Cycle Route along New Road ends at the brow of the Mill Road Railway Bridge, and the pathway is then used as a cycle lane .

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 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.

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/planning-decision-process>.

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control 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 www.arun.gov.uk/planning-privacy-statements

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.