

01 October 2026

By email
Arun District Council
Arun Civic Centre,
1 Maltravers Rd, Littlehampton BN17 5LF

AK/7699/A01

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Dear Planning Officer,

Full Planning Application – The Gilberts, Rustington**Proposal: Introduction of 5 additional off-street parking spaces**

We write on behalf of our client to submit a Full Planning Application for the above-referenced site and proposal.

The proposal seeks consent for five additional off-street parking spaces, to be delivered through a modest reconfiguration of areas of existing amenity landscaping within the site boundary.

The development currently benefits from off-street parking provision; however, this is demonstrably insufficient relative to the scale and occupancy of the site. The resultant shortfall has given rise to informal and displaced parking along internal access routes, creating localised congestion, reducing the efficiency of vehicle circulation, and presenting a potential impediment to emergency and service vehicle access.

Key material considerations are summarised as follows:

- Land use and curtilage - All works are contained entirely within the established residential curtilage. No change of use is involved and the proposal is consistent with the existing character and use of the site.
- Landscape impact - Only areas of low-grade managed amenity grassland are affected. These areas serve no meaningful recreational function and are of limited visual or ecological significance.
- Access and highway safety - Existing vehicular access arrangements are unchanged.
- Residential amenity - No adverse impacts upon the amenity of existing or neighbouring residents are anticipated. To the contrary, the proposal will deliver a tangible improvement to the day-to-day living environment by reducing the occurrence of informal and potentially hazardous parking behaviour.

Background & Previous Officer Discussion

This application is a resubmission following the withdrawal of our previous application **R/65/26/PL**. The previous application was withdrawn following officer advice that the proposal did not fall within any of the then-current BNG exemptions, and that it would not be possible to determine the application positively without a completed BNG metric and associated documentation.

Following the introduction of updated BNG exemption regulations post 6th August 2026, this resubmission now falls within the statutory exemption criteria. The development site area is 0.08 hectares, falling comfortably below the 0.2 hectare exemption threshold, and no priority habitats are impacted by the development. The proposal is therefore exempt from the mandatory BNG requirement. This directly addresses the reason for the previous withdrawal.

This application is accompanied by the following documentation:

7699 - PL01 Location Plan

7699 - PL02 Proposed Site Plan

7699 - PL03 Existing Site Plan

7699 - Biodiversity Enhancement Statement

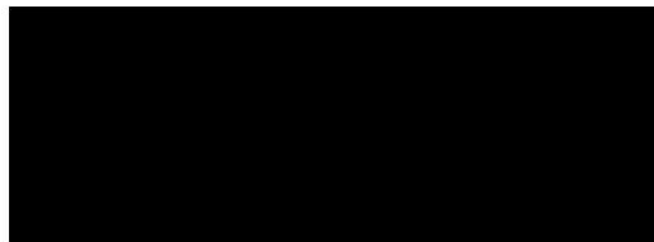
7699 - Flood Risk and Drainage Statement

We believe that the proposal represents a well-considered and proportionate to an identified need. Therefore, the proposal is considered to represent a clear benefit to residents, with no harmful consequences for the character of the site, the amenity of neighbouring properties, or the natural environment that would justify a refusal of consent.

If you require any further information or clarification, please do not hesitate to contact me.

Yours sincerely,

ECE Architecture



Adam King BA (Hons) BArch ARB
Residential Director