

Stephen & Ann Flint
15 Campbell Drive
Rustington
West Sussex
BN16 3QN

1st December 2025

Case Officer: Harry Chalk
Telephone: 01903 737577
Email: harry.chalk@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/179/25/PL

Site Address: Land to the rear of 43 Old Manor Road Rustington BN16 3QS

Description of works: Erection of 5 No. garages in two new buildings for the purposes of parking and domestic residential storage. This application is in CIL Zone 4 (zero rated).

Thank you for your internet representation made on 30th November 2025 which has been recorded as an objection with the comments as follows:

OWPC80061

To: Planning Department
Arun District Council

Re: Planning Application R/179/25/PL - 43 Old Manor Road

Dear Sir/Madam,

I am writing to formally object to planning application R/179/25/PL for 43 Old Manor Road.

This is now the fourth application from the same applicant, repeating the same proposals previously refused. Our objections remain unchanged and are as follows:

1. Proposed Access Across Private Property

The application again shows access to the proposed five garages within two new buildings via the private garage compound, which is not owned by the applicant.

This land is privately owned by the residents of Campbell Drive and Laburnham Walk, and permission to use, enter, or alter it has never been granted and will not be granted. It is concerning that the applicant continues to ignore this fundamental fact, despite previous rejections and clear statements from the Head of Planning.

If access is required, the applicant should utilise the existing driveway on the side of their own property

leading into their rear garden, rather than attempting to rely on land they have no legal right to use.

2. Traffic and Parking Concerns

Campbell Drive and Old Manor Road already experience significant parking pressure and high traffic volumes, particularly during school times due to the nearby primary school.

Adding five additional vehicles stored within the proposed garages would only worsen congestion, compromise safety, and further restrict on-street parking in an area already struggling with capacity.

For the above reasons, private property issues, impractical and unsafe access, and increased traffic concerns, I respectfully request that this application be refused.

Thank you for your time and consideration.

Yours faithfully,
Stephen and Ann Flint

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. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. 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>