Amanda and Robert Clarke
35 Browning Avenue
Sutton
SM1 3QU
[redacted]

30th December 2021

By email to: Anita.Gardner@arun.gov.uk; Cc: planning@arun.gov.uk

Dear Anita

OBJECTION TO THE PLANNING APPLICATION REF: R/291/21/PL – RUSTINGTON MANOR HOTEL

I am writing to you to inform you of our objection to the planning application ref: **R/291/21/PL** submitted to and validated by Arun District Council on 16/12/21, for the demolition of the former Rustington Manor Hotel at 12 Broadmark Lane and redevelopment into 10 apartments (6 3-bed units and 4 2-bed units).

We are in the final stages of purchasing the neighbouring residential property at 14 Broadmark Lane (set to complete in mid-January 2022). We, therefore, have a significant interest in the above planning application.

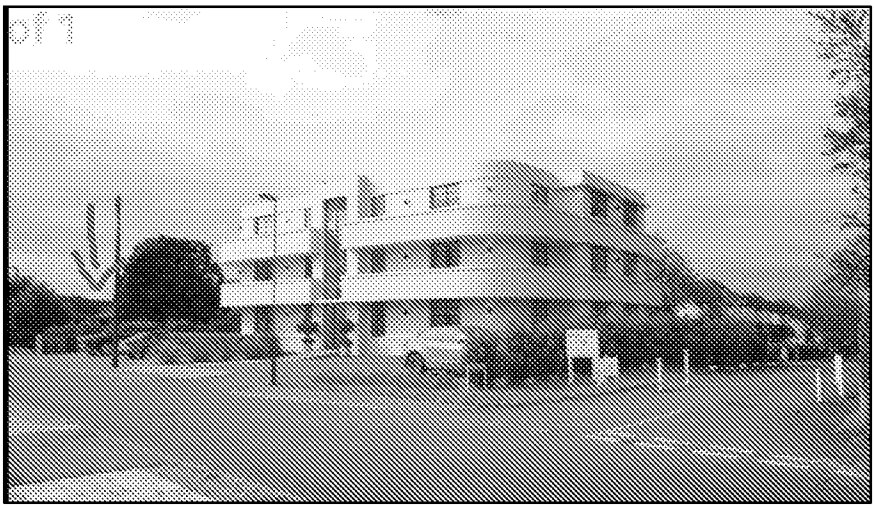


Figure 1: CGI showing the proposed design and arrow highlighting the location of 14 Broadmark Lane

Our knowledge of this planning application was gained from a post on a Rustington community social media page. We were not informed by the current owner of 14 Broadmark Lane via our solicitor, which we appreciate might be because of the timing of the application submission - just prior to the Christmas period.

Before making our decision to purchase 14 Broadmark Lane we were made aware of rumours there could be a planning application for the redevelopment of the hotel into apartments and we were happy with this, as we assumed that the design would be in keeping with the existing character. We noted that 69 Broadmark Lane (a new apartment block) was recently completed by a local investor/developer. We both think the design of this development is of high quality and enhances the character of the road.

You will be able to understand that we are not against development; in fact, we feel that new, good quality homes are needed and we accept that apartments are a popular choice as they are more affordable and allow people to get on the property ladder. We also support the redevelopment of the hotel site for homes as it is making good use of a brownfield site.

We object to 4 main areas of the application, which we have set out and explained below.

1. **Lack of consultation**
    - The planning application is for 10 new dwellings which is considered as **'major' development** as defined in article 2 of the Town and Country Planning (Development Management Procedure (England) Order 2015. This is also reflected on pages 7-8 of Arun District Council's (ADC's) SCI. It states specifically that:

*"**Arun District Council is using the Government's definition for 'major' development** (as defined in the GDPO 1995 as amended[1]) which includes applications for planning permission relating to:-*

*'**Residential development comprising 10 or more dwellings**, or a site area of 0.5 hectares and other uses where the proposed floor space exceeds 1,000m2 or the site area exceeds 1 hectare'."*

    - It is not evidenced in the documents submitted with the planning application that any pre-application consultation was carried out by the Applicant. Pre-application consultation with the local community is strongly recommended by ADC in their adopted SCI. Suggested approaches to consultation for **major development** are also set out in Table 5 of the SCI. ADC encourages developers to utilise these methods to engage and encourage feedback from stakeholders (Table 5 is included for reference in Appendix 1).

    - This is a major and highly sensitive application that requires a greater degree of consultation with the local community in the pre-application stages to shape the design.

    - It is unknown if Arun District Council has posted site notices close to the site – as the potential future owners of 14 Broadmark Lane we have not been notified of this application by our solicitor via the current occupier – we found out instead via social media!

    - The 21 day statutory consultation period should be extended by at least 3 weeks to allow adequate time for all interested parties to comment and have their say. This is due to:
        i. The lack of pre-application consultation;
        ii. The timing of submission of the application during the Christmas period; and
        iii. The current state of affairs with Covid-19 and the impact this is having with isolation rules and extra responsibilities, making it harder for people to take time out to comment.

2. **Over development - scale and massing**
    - The scale, massing and height are not consistent with the surrounding properties located in the North of Broadmark Lane. The neighbouring properties are all one or two storeys to a maximum of 2.5 storeys (2 storeys with Dorma windows at roof level). This does not correspond to Section 8.01 or Section J.04 of the Arun Design Guide SPD (found in Appendix 3).

    - The only 3 storey apartment blocks are at the end of Broadmark Lane (at Heritage Place) - these apartments face the Sea Front. The Applicant's planning statement suggests that the height is in keeping with the existing street context and the Character Area (as defined in the Rustington Neighbourhood Plan). This is simply not true! The 3 storey blocks which form Heritage Place are located within a different Character Area, where the increased height is considered acceptable due to their seafront location. The Character Areas Map can be found in Appendix 2.

[1] See Development Management Procedure Order 2015

- The documents submitted with the planning application do not provide adequate technical details or visual images required to support a full and major planning application.
    i. There is no Design and Access Statement provided with the application documents to show and explain the technical design details – this is a national validation requirement for major development, and it appears to have been overlooked by Arun DC officers; and
    ii. There is a lack of computer-generated images (CGIs) provided with the application documents to show how the proposals could look from different angles. Only one CGI was provided, showing the view looking south towards the seafront. As the future owners of 14 Broadmark Lane, it is important that views from each direction are available so that this can be considered during the decision process.

- There are no measurements provided within the documents submitted with the planning application for:
    i. The storey heights of each elevation;
    ii. The total development area;
    iii. The building footprint; and
    iv. Separation distances with neighbouring properties
    v. The proposed density of dwellings per hectare

- If approved, the proposals could set a precedence for any future developments. This would cause severe harm to the character of the area and increase local traffic and parking issues.

- The proposed density per hectare is not stated in any of the documents submitted with the planning application. The proposals clearly seek to substantially increase the density when compared to the neighbouring properties. This will impact traffic, parking and local health and education services.

3. **Design and appearance – predominantly single dwellings (existing)**
    - The documents submitted with the planning application do not provide adequate technical details or visual images required to support the design proposals of a full and major planning application.
        i. There is no **Design and Access Statement (DAS)** provided with the application documents to show and explain the design evolution - this is a national validation requirement for major development, and it appears to have been overlooked by Arun DC officers; and
        ii. There are no details provided of the specific building materials or colour palette proposed
        iii. There are a lack of illustrative views (or CGIs) needed for Arun DC to make an informed decision

    - The proposed design does not compliment the character of the surrounding properties. The design echoes the art deco character of the Heritage Place development on the seafront but does not suit the smaller scale neighbouring houses.

4. **Impact on privacy/ daylight and sunlight**
    - The proposed roof terrace on Level 2 and to the rear of the proposals is a concern. There is a lack of details as to how this will be treated to prevent overlooking into the garden of 14 Broadmark Lane.

    - There are no technical reports provided with the submitted application documents presenting details of the assessments undertaken to determine the impact of the proposed development on neighbouring properties.

    - There are no daylight and sunlight assessments provided with the application documents to show how the proposals will impact the neighbouring properties access to daylight and sunlight, and if the proposals are compliant with current requirements. There is no evidence to support that the requirements of section J.02 Scale & Massing from the Arun Design Guide SPD have been met. The relevant advice from Section J.02 can be found in Appendix 3.

Other points of objection:

Affordable housing

- Arun DC Local Plan policy requires that new residential developments over 11 units are required to provide affordable housing provision or a financial contribution towards this. It appears that the Applicant has deliberately proposed predominantly larger, 3 bedroom units to keep the total dwellings under 11 and to avoid providing affordable housing or a contribution.

Parking

- The applicant has included 13 car parking spaces (including two accessible bays and one visitor bay) This is lower than the provision expected by Arun DC's Parking standards SPD (January 2021) which requires 1.7 spaces per 3-bed unit and 1.1 spaces per 2-bed unit. Based on this the actual provision should be at least 14 spaces for residents and a further 3 spaces for visitors and accessible parking.
- The Arun Parking Standards SPD also states that:
  "The Design & Access Statement should explain how the provision of parking will meet the needs of the development including how these needs are expected to change in the future." – As previously mentioned, a Design and Access Statement has not been provided with the application documents, therefore this has not been covered.

We hope that you will support us and many other members of the local community to oppose this planning application to ensure that the Applicant re-submits an acceptable design.

Importantly, and as stated in the objection above, we request that the **21 day statutory consultation period extended** by at least 3 weeks to allow adequate time for all interested parties to comment and have their say. We would appreciate it if you would support us to secure this with Arun DC.

We have already contacted the Rustington West ward councillors and each member of the Planning Committee. The sensitivity of this application means that it must be presented and considered by the Arun DC Planning Committee.

Thank you for taking the time to read and consider our objection and we look forward to your prompt response.

Kind regards,

Amanda and Robert Clarke

APPENDIX 1

Arun DC SCI (2018 – 2021)

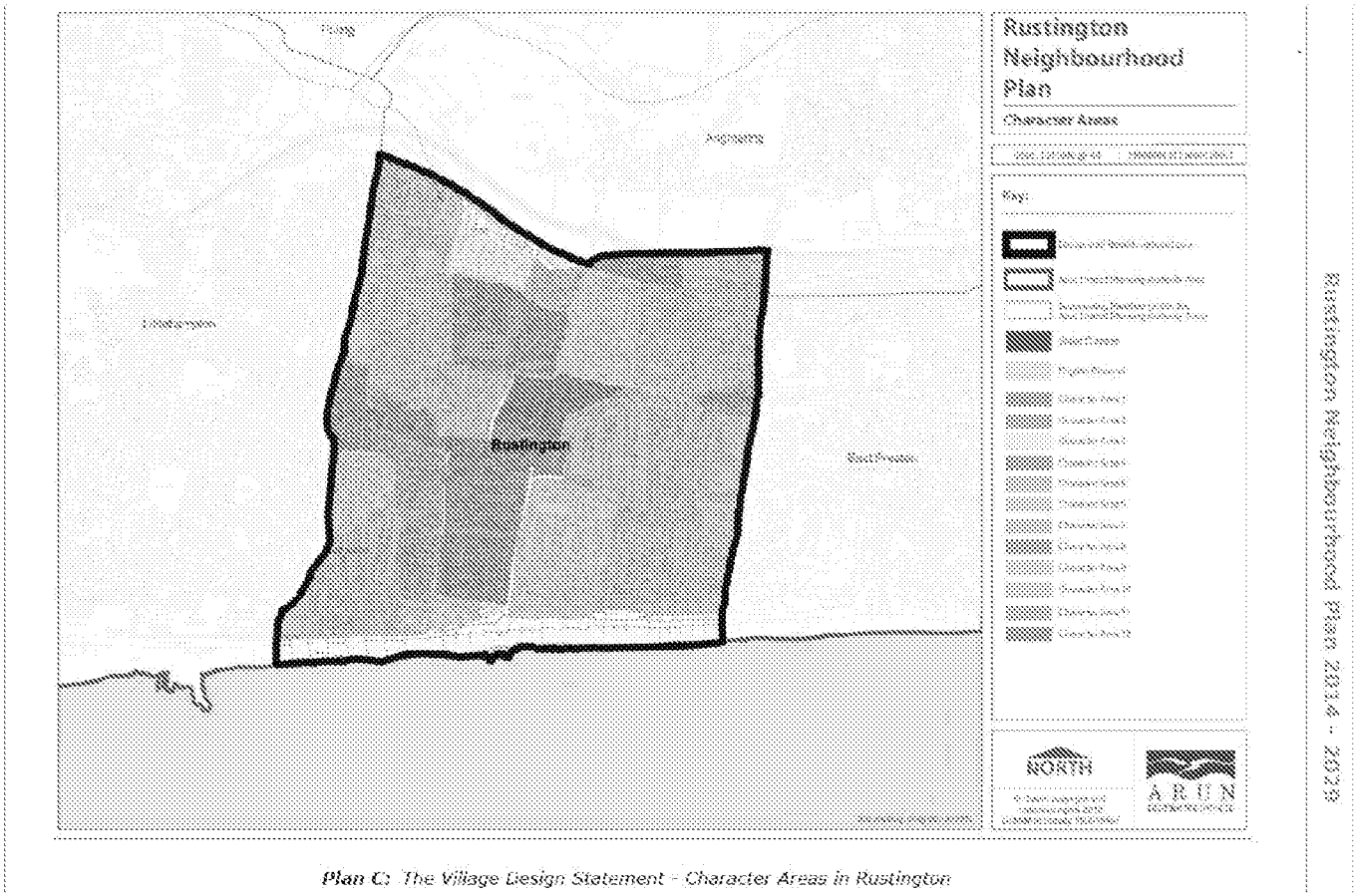
"The Council recommends that developers adopt at least one of the consultation methods listed in Table 5 below in advance of submitting planning applications for both minor and major applications."

Table 5 Pre Application consultation methods

Approach	Major Applications	Minor Applications
Public meetings – on more controversial schemes, a wider audience can debate and discuss proposals	✓	
Public exhibitions – exhibitions held locally to the proposal can provide information and raise interest	✓	
Workshops – allow stakeholders and community groups to discuss in detail particular issues at an early stage of a development proposal. Professional independent facilitators may be considered as part of this process.	✓	
Planning for Real – uses simple models as a focus for people to put forward and prioritise ideas on how their area can be improved	✓	
Town & Parish Councils – important way of raising interest locally and provides access to a network of local community groups	✓	✓
Media – radio and local press can enable a wide audience to be reached. Documents and processes can be explained in simple, appropriate language	✓	✓
Mail drop – this would provide communities with information on proposed future involvement events	✓	
Street survey questionnaires – important method of obtaining the views of individuals or groups that would otherwise be difficult to obtain e.g. full time employed at transport nodes and leisure centres	✓	
Specialist community involvement consultant - this should be considered in order to devise overall strategy and run specific events	✓	
Notify neighbours – this can address concerns early on in the process and applications may be revised having regard to legitimate concerns raised	✓	✓
Website – all relevant documents can be provided online through dedicated web pages facilitated by the Council or applicant, keeping residents informed of consultation events etc. This method may also include web based questionnaires	✓	✓

APPENDIX 2

Character Areas – Rustington Neighbourhood Plan



Plan C: The Village Design Statement - Character Areas in Rustington

APPENDIX 3

Arun Design Guide SPD (January 2021)

R.01 Apartment Buildings

Provide flatted developments which integrate well with and respond sensitively to their setting.

J.02 Scale & Massing

"When designing and placing buildings within existing townscapes and landscapes, the forms and character proposed should be respectful and mindful of the qualities of order, unity, proportion, scale, symmetry, balance, rhythm and contrast within its surroundings."

- Provides adequate daylight, sunlight and privacy for future residents and does not result in any unreasonable loss of light or privacy for neighbours, by following the 45-degree and 60-degree rules wherever possible.
- Provide 3D massing illustrations, perspectives and elevations showing the height of the proposed development in context. For strategic housing and major developments this should include everything within a hundred metre radius.

J.04 Building Frontages & Façades

States that: "New designs should respond to the frontages and façades of existing buildings in their immediate surroundings and exemplars in the wider context in order to ensure a high-quality elevational treatment that integrates with the surrounding context."