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21st January 2022

Christopher Doidge
69 Sea Avenue
Rustington
West Sussex
BN16 2DP

Case Officer: **Mrs A Gardner**
Telephone: **01903 737529**
Email: **Anita.Gardner@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/291/21/PL
Site Address:	Rustington Manor Hotel And Restaurant 12 Broadmark Lane Rustington BN16 2HH
Description of works:	Demolition of former hotel and restaurant and erection of a part two-storey, part three-storey building containing ten apartments (Use Class C3). This application is in CIL Zone 4 (zero rated) as apartments.

Thank you for your internet representation made on 20th January 2022 which has been recorded as an objection with the comments as follows:

OWPC43582

I write as Chairman of the Sea Estate Residents' Association. The Estate has a gated exit onto Broadmark Lane with clear visibility for exiting vehicls to the south but impeded visibility to the north. The amount of traffic using Broadmark Lane is therefore a safety issue for Sea Estate residents (297 properties many of which use this exit on a regular basis)and we would be opposed to the significant vehicular increase involved.
Aesthetically, though Broadmark Lane already has a wide variety of building styles, the replacement of a currently harmonious building by one incongruous in style and height would be regrettable. Other reservations already recorded by others - in particular the insufficient parking allocation and the overlooking of one and two storey properties by this 3 storey building - appear to have validity.
The Sea Estate Residents' Association has therefore no hesitation about opposing this proposal.

Christopher Doidge

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. 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