ARUN DISTRICT COUNCIL
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21st January 2022

Mr & Mrs A.J. Lush
12 Broadmark Avenue
Rustington
BN16 2HQ

**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:

OWPC43597

We object to the proposed development, on the following grounds:

1. The Proposed development is not in keeping with the surrounding area.
2. The height of the proposed development is greater than any of the surrounding buildings. Any development should be limited to 2 storeys.
3. The height of the building will restrict light to neighbouring properties.
4. The height of the building and the rooftop balconies will result in neighbouring properties being overlooked, to the detriment of the privacy of residents of those properties.
5. There is insufficient parking provision for residents and visitors to the proposed development.
6. Access from the Cudlow Estate roads to Broadmark Lane can already be difficult due to volume of traffic and parked vehicles. This will be made worse by additional parking of vehicles by residents and/or visitors to the new development. The construction itself will cause a significant increase in commercial vehicle traffic, resulting in further access difficulties.
7. Construction of such a large building at this location will create a precedent for other similar or larger developments, completely changing the character of this part of the village.

It should also be noted that the adjacent road, Broadmark Avenue, is a private road (having no public right of way), with road maintenance paid for by the householders. We are concerned that this could be used for additional parking and as a shortcut to and from Sea Lane, particularly during construction.

We are also concerned that the WSCC Highways Authority Consultation underestimates the potential traffic

impact. It states that: "the former usage of the building as a hotel and a restaurant would generate circa 35 vehicle movements a day", but the the hotel has not operated at full capacity year round for many years, so the average vehicle movements would have been much fewer. The estimate of "circa 30 vehicle movements a day" for the new development seems very low, only accounting for an average of 3 vehicle movements per flat per day, with no allowance for delivery vehicles, service vehicles or visitors.

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