Rustington Parish Council
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[redacted]
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Head of Planning Services
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton, West Sussex BN17 5LF

Our Ref: CW/CH/JM/PLAN/22
Date: 18 January 2022

Dear Sir

R/291/21/PL - 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 - Rustington Manor Hotel and Restaurant, 12 Broadmark Lane, Rustington

My Council has considered this application and wishes to object to it on the following grounds:-

(i) The proposal to develop this site by the erection of a part two-storey and three-storey building containing 10 units of accommodation would present an extreme over-dominant appearance and would have a damaging impact, by reason of their height, shape and mass, on the residential amenities of surrounding properties and the appearance of the street scene (In conflict with Arun District Local Plan Policy DSP1 and Arun District Design Guide SPD - R.01 Apartment Buildings - Building Height & Massing)

(ii) The proposal, which would be higher than that of all of the adjacent properties and would present an over-bearing and unsympathetic appearance for the occupiers of these properties, in particular, which would result in a loss of privacy by reason of overlooking and would, most certainly, adversely affect the quiet enjoyment of the occupiers of the aforementioned properties

(iii) The proposal, by reason of the number of units proposed, would generate an unacceptable increase in the volume of traffic and associated activity in Broadmark Lane, a very busy and regularly congested roads, which would be detrimental to the amenities and quiet enjoyment of the neighbouring properties

(iv) The proposed development would attract additional standing vehicles on the already extremely congested Broadmark Lane, which would, most certainly add to the hazards of highway users at this point

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(v) Whilst it is noted that the existing parking area in front of the site is to be used for six parking bays, this would most certainly result in an escalation in the movement of vehicles on to and off of the public highway, in this already congested and hazardous road, which would be detrimental to road users and pedestrians alike. It is appreciated that the Rustington Manor Hotel used this same principle, but it was originally permitted when traffic levels were much lower and, also, the use was for hotel visitors which was very much on an ad hoc basis, as opposed to the now proposed residential use

(vi) The proposal does not take into account the West Sussex County Council's approved, and soon to be implemented, Traffic Regulation Order, which will already create a loss of residential on road parking. As the surrounding roads are predominantly private roads, they will be unable to absorb this overflow. This will result in an incremental loss of amenity of residential parking

(vii) The proposal does not comply with the local Planning Authority's Parking Standards 2020, which suggests that for this development there should be 15 bays with additional visitor parking-to the value of 20% of the number of residential units which would amount to three extra spaces

(viii) The proposal, for a modern style of building is, although attractive, completely out of character within the group of buildings in this vicinity, and is, therefore, in conflict with the Rustington Neighbourhood Plan (Policy 2: Housing Design) on many counts and the Arun District Design Guide SPD - J.04 Building Frontages & Facades

(ix) Having regard to the limited area of the site and its relationship to existing residential properties, the proposal would give rise to an un-neighbourly form of development which would be prejudicial to the existing character, amenities and environment of the locality

(x) The Council was disappointed at the lack of consultation for this development. The number and size of units took no account of local need and indeed any affordable housing.

Finally, the Council was also particularly concerned that the construction of 10 residential units at this location would place yet further pressure on the already over-loaded sewage and drainage system to the detriment of its effectiveness and efficiency.

Yours faithfully

[redacted]

Mrs Carole Ward
Clerk of the Council