

20 APR 2011

RECEIVED

Assistant Director
Planning Services & Housing Strategy
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

"High Gables"
3, Vernon Close,
Rustington,
West Sussex BN16 2NR

April 19th 2011

Dear Sir /Madam,

Re: R/51/11/ . Nos.2&4 Broadmark Lane & 18, Vernon Close, Rustington

I wish to register my objection to this re- application :-

Vernon Close comprises entirely of freehold bungalows owned by over 80% of the Close residents, most of whom are aged in their 70's and 80's. It is particularly suited by the proximity to essential shops with level access.

The presentation of the 'street scene' is admirably set off by the buildings each side of its entrance which are of similar construction to those in the Close. The remaining building is The Clockhouse built in the early 20th century.

The ownership/landlord of the buildings that are proposed to be demolished is understood to be Hargreaves Construction Co Ltd. who also has an interest in the ground floor and attic in the roof of The Clockhouse; the ownership of the first floor is with a different freeholder.

Turning now to the basis of my objection:-

- The proposed building would despoil, by its block appearance, the Close as above described being unsympathetic to the 'street scene'.
- It is ill-thought to be using the commercial buildings of The Street as a backdrop to this Close in support of the application.
- As Hargreaves Construction Co Ltd have an interest in the major part of The Clockhouse and accompanying ground, it will only be a matter of time before total ownership can be acquired.
- Amid the proliferation of paper on the application file is the following:-
"Appendix 4: sites within sites"

"Taking account of the character of this site and its surroundings, this site could be developed for about 15 units at an average density of 40-45 dph which will provide an appropriate range of dwellings for the housing market in this location." The area mapped out included not only the three bungalows, but also The Clockhouse and number 14 Vernon Close (which has, in recent times, been offered for sale through an estate agency.) This clearly displays what might happen if a precedent is established by this application.

- Another major concern is the potential increase in traffic with added substantial vehicle movement. Vernon Close is very narrow and, because of constant 24 hour parking, is restricted to single carriageway operation. It is somewhat simplistic to expect the provision of one unit of parking space to be adequate for 2 bedroom apartments when all available parking space in the Close is occupied (the enclosed photographs show Sunday morning parking, some of which relates to cars belonging to the tenants of flats above the shops in The Street.)
- There are concerns that the building of such a large development will cause

blockage of the road for the current daily patient transport service, and general access to the shops for the residents who use an electric scooter and walking aids.

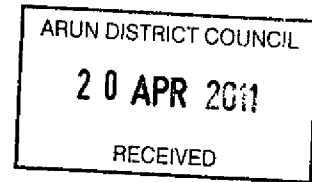
- It would seem that the proposal would not comply with the 'Village Design Statement recently agreed with Arun District Council



D. M. Vaughan

AE

**Beechcroft
Claigmar Road
Rustington
West Sussex
BN16 2NL**



19 April 2011

Head
Planning Department
Arun District Council
Civic Centre
Maltravers Road
LITTLEHAMPTON
West Sussex
BN17 5LF

ACK

Ref. R151/11

Dear Sir/Madam

**Application for Planning Consent
2 - 4 Broadmark Lane/Vernon Close, Rustington, West Sussex**

I am writing regarding the Application for Planning Consent, 2 - 4 Broadmark Lane/18 (end) Vernon Close, Rustington. I am concerned, as follows.

I do not appear to have received notification from you that you have received an application for Planning Consent. It would appear that you should have notified me. I would be considered to be a neighbour.

I am also concerned regarding privacy. It would also appear that this is affected.

I would be grateful if you would arrange for me to receive confirmation of how you intend to rectify this situation.

I would also be grateful if you would arrange for me to receive confirmation that consent has not been given to this Application for Planning Consent.

Yours faithfully,

Sharon Cross



Sea Furlong, 21 Hawley Road,, Rustington, West Sussex BN16 2QD
01903 779025 e-mail: dennisww@hotmail.com

Chief Planning Officer
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

ARG

ACK

12th April, 2011

Dear Sir,

Application R/51/11. 2 & 4 Broadmark Lane / 18 Vernon Close

We write to lodge an objection to this application.

The size, shape and height of the proposal is little changed from that of the original application R/213/10. Such changes that have been made to the plans are little more than cosmetic with the removal of the "gun turret" at the southern corner of the frontage in Broadmark Lane and the reduction from 14 to 11 apartments.. The proposed development is wholly unsuited to the locality, an established residential area , being obtrusive and detrimental to the character and amenities of the surrounding area.

Main access to the development would be via Vernon Close. This is a narrow (5m wide between curbs) cul- de -sac, with no turning circle. There are bungalows to the south that would be overlooked by a three storey block. Vehicles are parked along the northern side of Vernon Close. Access to and from the parking areas proposed in the plan would be difficult, particularly for delivery vehicles. Vehicles exiting Vernon Close will have to filter into northbound traffic in Broadmark Lane. The proximity of traffic lights at the junction of Broadmark Lane and The Street would add to the queue of vehicles approaching the traffic lights, together with those exiting the car park behind the Co-Operative supermarket almost opposite Vernon Close.

Since the main entrance to the proposed development would be in Broadmark Lane, there would be a tendency for vehicles to stop to make deliveries (post, etc) at that point, creating a traffic hazard. It is notable that in the submission documents there are photographs of the site area from north and west but none from the south that would show the approach to the village from Broadmark Lane and the proximity of the traffic lights.

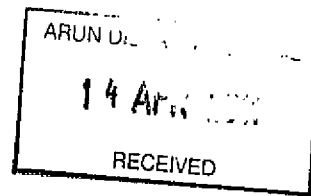
Allowing this Application would set a precedent for this developer, (who is doing his best to hide his identity) then making an application to demolish the Clockhouse in Vernon Close, most of which he currently owns, and then constructing yet more apartments, to create a major, high density, development in what is almost the centre of village activity and wholly detrimental to the character of this part of Rustington.

Y

D.R. Wakeling

For Rustington Residents Association

ARG



Our heritage is our foundation

RUSTINGTON HERITAGE ASSOCIATION

Registered charity no.1017526



Harry Clark
29 Knightcroft Avenue
RUSTINGTON
West Sussex BN16 2HN

11h April 2011

ACK

Dear Sir

**Outline Planning application R/51/11 for development of 11 Flats.
Broadmark Lane.**

This association wishes to object to this development for the following reasons.

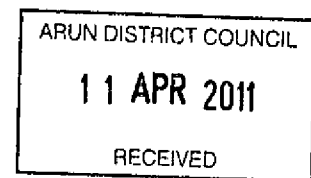
1. This development will seriously affect those living in the flats of the South Parade of shops and is not in keeping with the surrounding area mainly bungalows and small houses.
2. This is designated Character Area 5 in the Rustington Design Statement and does not conform with the recommendations in that Statement..
3. There is already traffic congestion at the junction with the entrance to the Co-Operative car park and this will affect it even more.

Yours faithfully

Chairman

Chief Planning Officer
Arun District Council
Maltravers Drive
LITTLEHAMPTON

AKG



Assistant Director for
Planning Services &
Housing Strategy
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

ACK

125 Mallon Dene
Rustington
West Sussex
Bn16 2JW

8th April 2011

Ref/51/11/

Dear Sir,

I object to plans for the redevelopment of 4 to 11 Broadmark Lane Rustington. If allowed to go ahead a massive great building would spoil the whole look of that area, The Street, Ash Lane and worst of all the entrance to what is still a lovely lane. The parking and the traffic has to be taken into account.

In Broadmark Lane the tatty bungalows that have been knocked down have been sympathetically replaced with really nice family houses.

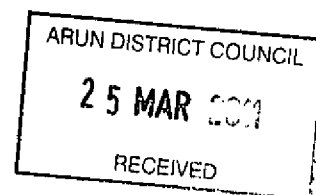
Please don't let these developers get a hold in Broadmark Lane and turn it into another over developed Woodlands Avenue.

Honestly do we need more flats in Rustington?

Yours Faithfully

Colleen Cavell

ARG



R/SI/11

ACK

24, Shirley Close
Rustington
Littlehampton
West Sussex
BN16 2EG

24th March, 2011

Dear Sir,

Re: Application to destroy bungalows in Broadmark Lane and Vernon Close, and build a block of flats in the plots.

These persistent and pernicious developers have been refused planning permission before, but having saddled themselves with the properties they wish to destroy they are obviously trying to force the hand of the local authority into giving the requisite planning permission to build a block of flats.

The immediate environment, with narrow approaches for pedestrians and traffic to the Co-operative store car park, traffic lights and busy Town Centre, does not lend itself to such an intrusive development which would add to the overall general congestion; and which in any event would be out of character given the nature of the residences in the vicinity.

There is also the important matter of the adverse effect on the residents of Vernon Close, who already have a parking problem by casual road users.

Rustington environs are pleasant village-type, and residents' objections should be given priority. The actual planning application notice is not prominently displayed to the sight of the general public, as it is on a fence inside Vernon Close, so this doesn't help with giving this scheme adequate publicity.

I therefore submit my objections on the grounds outlined above, and hope that there will be a definitive absolute refusal of permission for this and any similar future applications.

Yc

(Mr.) E.G. Harvey

The Deputy Director of Planning
and Housing Development,
Arun District Council,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
West Sussex,
BN17 5LF

ARG

ARUN DISTRICT COUNCIL

1 - APR 2011

RECEIVED

8 Broadmark Avenue,
Rustington,
West Sussex.
BN16 2HQ



ACK

31st March 2011

The Assistant Director Planning Services and Housing Strategy,
Arun District Council,
Arun Civic Centre,
Maltravers Road,
Littlehampton.
BN17 5LF

Dear Sir,

**Re: Application No. R/51/11/
Proposed Redevelopment of Nos 2 and 4 Broadmark Lane, and No.18 Vernon
Close, Rustington for Ormond Ltd.**

I refer to the above planning application that I have inspected at your office.

I refer also to my letter dated 11th October 2010 in respect of the previous application No.R/2113/10 in which I dealt with the relevant issues relating to the long standing proposals for the provision of a footpath alongside Bumbles Cottage, No.11 Broadmark Lane, which will, of necessity, involve a slight deviation westwards of that part of the carriageway of Broadmark Lane into the adjacent greensward, and the appropriate adjustment of the visibility sight lines of Vernon Close with Broadmark Lane.

The Rustington Parish Council, the Rustington Residents' Association, the Sea Estate Residents' Association, and many private individuals, have requested this provision for many years but this has been prevented by reason of the inadequate visibility sight line that would then result as regards Vernon Close and Broadmark Lane. In my further letter dated 18th October 2010 I requested that there should be a specific consultation with the West Sussex County Council in respect of this outstanding footpath provision. I have no confirmation from you that such consultation was carried out.

Examination of the extremely detailed plans in the submissions by the Robert Huntley Planning Consultancy shows that the proposed development would be within the existing visibility sight lines whereby it would not then be possible to provide the amended provision required by the West Sussex County Council, as Highways Authority, to permit the eventual provision of this footpath.

Page No.2.

The problem is very clearly indicated by the photograph "Broadmark Lane Application Site looking North" on Drawing No. 0978-P-102-P1 and also on the east side of Plan "Architects Impression-View Looking North" on Drawing No. 0978-P-117-P1.

The Plan "Building Height Analysis" Drawing No.0978-P-116-P1 clearly shows the projection of Bumbles Cottage, No.11 Broadmark Lane, which is a Listed Building that cannot be demolished, into Broadmark Lane.

It follows that it is essential that any redevelopment of this site must be in such a way that this future visibility sight line is protected and that the boundary of the new development should comply with the required new visibility sight line.

In my letter dated 11th October 2010 in respect of the previous application I requested that the applicants be asked to agree to the deferment of that application pending the definition by the Country Council of the position required for the new visibility sight line and that, if the applicants were not agreeable to such deferment, it should be refused as premature. I have no information from you as to whether the applicants were so advised or their response.

I am therefore copying this letter to the Robert Huntley Planning Consultancy to request their Clients' co-operation. If unfortunately they are not agreeable I would request that planning permission should be refused on the grounds that the submitted plans do not comply with the necessary amendment to the visibility sight line on the north side of Vernon Close with Broadmark Lane whereby the provision of a footpath alongside Bumbles Cottage, No.11 Broadmark Lane, will be prevented.

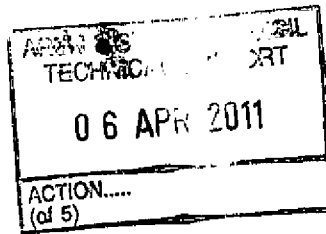
In the event of a planning appeal it will be my intention to make formal submissions to the Secretary of State that the application site cannot be properly considered in isolation but must instead be considered comprehensively as part of a larger area that includes Bumbles Cottage, and further that the provision of a footpath alongside that property, which would necessitate the provision of an amended visibility sight line across the application site, is a material consideration as failure to make this will prevent any future provision of a footpath alongside Bumbles Cottage..

I shall be grateful if you will also kindly note that I am copying this letter to Mrs Carole Ward, Clerk of the Rustington Parish Council. I am also advising Ms Monique Smart, Member Services Officer of the West Sussex Council that it will be my intention to raise this matter, (if not earlier resolved), at the forthcoming Meeting of the Joint Eastern Arun Area Committee on 14th June 2011.

Yours faithfully,


Kenneth W. Grimes

ARG



19 Meadway
Rustington
BN16 2DD

The Chief Planning Officer
Arun District Council
Arun Civic Centre
Littlehampton
BN17 5LF

ACK

6th April 2011

Dear Sir/Madam,

YOUR REF. R/51/11/ (previously R/213/10/)

This renewed application for development of the Broadmark/Vernon Close site does not address the issues of the safety of pedestrians in this area as highlighted in my letter of objection (copy attached) to the previous application for this project.

Further to that letter, a closer look at Vernon Close (see attached photograph), shows cars parked over its length. In this daily situation it would be impractical for site vehicles to load and unload there which would leave Broadmark Lane as the alternative option.

However, the proposed development site is directly opposite the entry to the car park entrance and close to the very busy main Rustington road junction. It is therefore obvious that any obstruction in this area could cause serious disruption and tail backs that could affect traffic flow at the aforementioned junction.

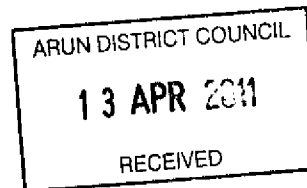
This situation would be further exacerbated when the large articulated lorries that carry the Co-operative Store's supplies enter and leave the car park.

If this application was granted it would greatly increase risks to pedestrians and on these grounds I object to the approval of this application.

Yours faithfully,

F.J. Slatter,
Fellow of the International Institute of Risk & Safety Management.
Retired Principal Safety Adviser, Wandsworth Borough Council.

ARC
Head of Planning,
Arun District Council,
Civic Centre,
Maltravers Road,
Littlehampton.BN17 5LF.



David Bundell
1, Vernon
Rustington.
BN16 2NR

11 April 2011-04-11

ACK

Dear Sir,

Ref: R/51/11 Re-submission of application for outline planning to demolish bungalows 2 and 4 Broadmark Lane and 18 Vernon Close and the construction of 11 apartments on the site

Dear Sir,

I wish to register my objection to the above application.

- 1/ The size of the proposed building is regarded as over-development of this site, and is out of balance with the existing residential area.
- 2/ The proposal suggest that the new building would screen the rear view of the flats above the shops in The Street –But this is very limiting and only achieves blocking out the flats from a very small area.
- 3/ If this building goes ahead it will set a precedent and encourage the development of the Clockhouse immediately behind it. The owning builder wanted to demolish and erect a block of over 20 apartments. With the prospect of of somewhere between 30 and 40 flats in such a small area of bungalows would be detrimental to the residents living there.
- 4/ The agents for the builders have estimated and suggested that there will be only 50 extra movements of vehicles. With the growth of Rustington the extra traffic is increasing weekly. Any increase will add to the bottle-neck created by the thatched cottage which ends on to the road and the pavement the other side.
- 5/ The proposed parking for the flats does not allow for visitors or tradesmen. This will create a problem for Vernon Close,
- 6/ Finally, Vernon Close is a narrow road and I am aware of the problems that large plant and delivery lorries have in negotiating in the road. There have been times when lorries have mounted and damaged pavements and drains. And as the run up to my garden and garage is directly opposite the entrance to the site, I am worried about heavy vehicles using it for turning and causing damage.

I hope you will give close consideration to these objections.

David Bundell

COPY TO MRS WARD

Mr D JOHNSTONE

12 VERNON CLOSE

RUSINGTON

LITTLEHAMPTON

W. SUSSEX BN16 2NR

22 10 10

Lead of Planning Service
Chur District Council
Civic Centre
Maltravers Road

Littlehampton
W Sussex BN17 5LR

Please read the copy letter
in conjunction with my letter
14/4/11 to which it is attached.

Re Planning application R/213/10 Denulston
3 Bungalows & erection 14 apartment with parking.

I wish to register my objection to the above
development.

~~Development~~ No 18 Vernon Close was part of the bungalow
development built in the grounds of the Block House
To the North of Vernon Close are 2 bungalows and to the
South of No 1 are bungalows forming a complete block
of bungalows front of Blarney Road. A Block
of flats in the site proposed would be totally out of
keeping with the bungalow development. It would
overlook and dominate it ruining out outlook with
consequent reduction of property values. The design
of the flats is not even in keeping with ~~the~~ other
buildings - it would ~~ruin~~ spoil rather than enhance the
area. The Block House was described by a Council
Officer as having charm & character (not a description that
would be applied to flats) To the East are mature buildings
and a thatched cottage and to the South mature buildings.

Traffic. More traffic movements at the junction of the
Close with Bonadventure ~~is~~ what can be quite horrendous at
times is surely undesirable.

General. The area ~~is~~ obviously needs more
affordable housing, but Rusington as a pleasant place
to live is being destroyed by developers buying large properties
at group of properties and replacing them with block of expensive
flats increasing the density of population - this being particularly
evident in density of the 3 bungalow site. These flats tend to attract

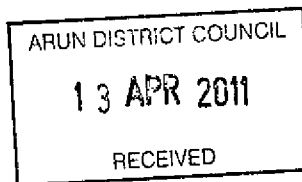
older people from outside the area placing even
more strain on over stretched resources. They do
not solve the local housing problem.

Yours sincerely _____

P.S. I apologise for writing & errors: I am blind in one
eye and the other is not very good writing is a continuous
motor skill but spurring and clogs need is tricky.

My or directing phone number 01905 771878 if anything is illegible


ACG



ACK

Assistant Director of Planning Services and Housing Strategy
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

2 Vernon Close
Rustington
Littlehampton
West Sussex
BN16 2NR

9 April 2011

Dear Sir ,

R/51/11

This application, whilst an improvement on R/213/10, still raises similar objections. A three storey apartment block on this site in Broadmark Lane is seriously detrimental to the amenities and character of the locality. The only three storey building to the west is the Clock House (A house built over one hundred years ago in whose grounds local garden and church fetes were held until 1958 when seventeen detached bungalows , including the three to be demolished in this application, were built) and is set well back from Broadmark Lane unlike the many one storey bungalows and Co-operative Supermarket on Broadmark Lane.

As Vernon Close has the nearest free all day parking to the centre of Rustington, its north side is very quickly filled with parked cars driven by people arriving for work. The whole road is then only wide enough for one moving vehicle during the working day and no further vehicles can be parked. Allowing only eleven parking spaces which includes two disabled spaces, for residents, visitors, delivery men, tradesmen etc. for eleven flats is insufficient in this instance because of the lack of other parking spaces during the day. Parking is impossible in Broadmark Lane due to the busy single lane traffic. The 'site plan as proposed' shows a car reversing into and coming out of car port 8. It does not show how to use car ports such as 5 and 11. Also, how larger commercial vehicles can deliver, unload and reverse. No turning circle is provided .

Cars approaching the traffic lights going north up Broadmark Lane regularly tail back beyond the Vernon Close junction. Also, traffic coming out of the Co-operative supermarket car park which mostly wants to go north up Broadmark Lane, builds up and has difficulty getting out into Broadmark Lane. To avoid this, some drivers turn left into Broadmark Lane and then use the Broadmark Lane/Vernon Close junction as a turning circle in order to go north. This procedure also causes problems for other drivers and pedestrians at this junction. The fact that there is no pavement outside Bumble Cottage which also narrows the road on the south east side of this junction , adds to the problems at present encountered (Thatched Bumble Cottage like the other single storey buildings in this area adds to the character of the village whereas the proposed three storey building does not).

The 'bicycle storage' may possibly be used ,but including mobility scooter storage is more likely to be popular for prospective residents.

(Dr & Mrs J.M.Murphy)

Mr Neil Jones
51 Broadmark Lane
Rustington
West Sussex
BN16 2HH

Your Ref: Inet 000010523

Our Ref: R/51/11/

Please ask for:

Mrs A Gardner

14th April 2011

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Application for outline planning permission with some matters reserved for demolition of existing dwellings & construction of 11 no. apartments with parking and access.

Resubmission following R/213/10.

2 & 4 Broadmark Lane & 18 Vernon Close Rustington

Thank you for your internet representation made on 13th April 2011 which has been recorded as **support** with the comments as follows:

☐

As a resident of Broadmark Lane I wholly support this plan; it will give a much better entrance / vista upon entering the Lane from the town centre whilst allowing more housing for all ages of people. ☐

☐

In particular I welcome the addition of the living wall to the northern end of the block and retention of existing trees, (I would view this as a necessity rather than a 'nice to have') I feel this is very considerate and developments whereby the green space is maintained or increased should be actively encouraged. ☐

☐

I do not feel it is out of keeping with recent development (eg the Horizon Heritage Place at the beach end for example) and feel it would make a positive contribution to the Lane in terms of aesthetics. ☐

☐

Also, seeing as the proposed work borders properties that are either converted flats / mixed residential use (as opposed to further bungalows) and concessions have been made regarding parking, I feel there should be no contention to these plans. ☐

☐

The roof line & size have been revised downwards and insisting on keeping trees will help retain privacy for any neighbouring properties. If anything, additional planting could also be suggested to further help privacy and to increase a home for wildlife. ☐

☐

Kind Regards ☐

☐

Neil Jones

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go to the Development Control Committee. Most

ARG.

Siobhan Honney-Bayes

From: Sue Bowley on behalf of Planning
Sent: 12 April 2011 08:28
To: Planning.Responses
Subject: FW: R/213/10

From: Danny & Juliet Bowbanks [REDACTED]
Sent: 12 April 2011 06:34
To: Planning
Subject: R/213/10

I would like to object to the proposed planning application for construction of 14 apartments on Broadmark Lane in Rustington.

Many thanks Juliet Bowbanks

ACK

David & Susan Burr
7 Broadmark Lane
Madehurst
Stable House
Rustington
BN16 2NW

Your Ref: Inet 000010579

Our Ref: R/51/11/

Please ask for:

Mrs A Gardner

21st April 2011

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Application for outline planning permission with some matters reserved for demolition of existing dwellings & construction of 11 no. apartments with parking and access.

Resubmission following R/213/10.

2 & 4 Broadmark Lane & 18 Vernon Close Rustington

Thank you for your internet representation made on 20th April 2011 which has been recorded as an **objection** with the comments as follows:

Dear Sirs□

□

As the occupants and freeholders of the above address we wish to formally object to this recent, second application relating to this site.□

We feel that Development Plan policies still do not appear to have been fully considered with regard to access and the general traffic flow. Any development of this site beyond its current usage will, we feel, have a negative impact upon existing vehicle movement along Broadmark Lane, the frequent congestion occurring due to the proximity of a major traffic light junction and the busy side access to the supermarket/general car park. All are already a constant hazard contributing to regular traffic delay and congestion. The scale of this application will significantly compound these problems.□

The existing street design of mainly single storey units on that side to the south of the shopping area forms a balanced skyline which will be radically spoilt by any taller development.□

We consider the scale and volume of this development to be excessive and inappropriate and further, that the developer has not assessed the full context, including physical, social and economic characteristics, of the site overall.□

Yours faithfully□

David & Susan Burr

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and may publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply

information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Karl Roberts
Assistant Director Planning Services & Housing Strategy

T Duthart
23
Broadmark Avenue
Rustington
bn16 2hq

Your Ref: Inet 000010514
Our Ref: R/51/11/
Please ask for:
Mrs A Gardner

12th April 2011

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Application for outline planning permission with some matters reserved for demolition of existing dwellings & construction of 11 no. apartments with parking and access.
Resubmission following R/213/10.

2 & 4 Broadmark Lane & 18 Vernon Close Rustington

Thank you for your internet representation made on 12th April 2011 which has been recorded as **an objection** with the comments as follows:

I feel that any further development in this area is detrimental to the village, we do not have sufficient infrastructure in the village to take the additional traffic that will be generated by these properties, the road is already a bottle neck at the proposed junction of the site and along the end of Broadmark Lane through the village being single lane in parts. As a resident who uses this road for access in and out of the village on a daily basis I do not see that this is a sustainable options for the small plot. It is a pretty village which does not need summer the over development of other areas near by. Getting on Dentist and GP waiting lists in the village is already difficult to offer more properties for more people without improved infrastructure is not fair to those who already reside in the village or those to whom would be moving to the area. It would be out of character as only houses are located at that end of the village and most inappropriate.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and may publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

A. Owen
12, Bushby Avenue
Rustington
West Sussex
bn16 2bz

Your Ref: Inet 000010441
Our Ref: **R/51/11/**
Please ask for:
Mrs A Gardner

31st March 2011

ACK

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Application for outline planning permission with some matters reserved for demolition of existing dwellings & construction of 11 no. apartments with parking and access.

Resubmission following R/213/10.

2 & 4 Broadmark Lane & 18 Vernon Close Rustington

Thank you for your internet representation made on 30th March 2011 which has been recorded as **an objection** with the comments as follows:

My objections remain the same as for the original planning application on this site. The fact that the number of apartments has been reduced from 14 to 11 does not alter the basis upon which I objected last time.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

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In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Karl Roberts
Assistant Director Planning Services & Housing Strategy

ARG

Siobhan Honney-Bayes

From: Carolyn Nysingh on behalf of Planning
Sent: 07 April 2011 09:34
To: Planning.Responses
Subject: FW: Planning ref: R/51/11

From: jan mitchell [REDACTED]
Sent: 07 April 2011 08:40
To: Planning
Subject: Planning ref: R/51/11

Mrs Jan Mitchell
Bumble Cottage
15 Broadmark Lane
Rustington
W Sussex
BN16 2NW
07989222635

ACK

Dear Sir

Re: Proposed development at 2 & 4 Broadmark Lane and 18 Vernon Close

I wish to express my objections to the proposed outline planning permission for the building of flats on the site of three bungalows opposite our house.

I would like to object on the grounds that as a three storey building this will be of an inappropriate scale to the surroundings. Broadmark Lane is primarily single dwellings at the point where the proposed building would be built, I feel it would not be in keeping with the surroundings and would only start to erode the current attractive street scene of low roofed dwellings many of which are single storey. It would give the appearance of the commercial scale turning the corner into Broadmark Lane, a very undesirable picture.

Having seen the plans and elevations the scale of the proposed building is simply enormous. I can't believe that the architects would have submitted such plans based on the surroundings. I am disappointed in their professional vision.

Rustington's popularity springs from its delightful aspect, out of proportion building will begin a change that will take away from the uniqueness of the village. Littlehampton is a prime example of a location where too many buildings have been changed into flats with tenants who care little about the quality of their environment. It would be a shame to start a trend that would lead to the demise of the thriving nature of the centre if tourists and residents became unhappy with the overdevelopment of the residential surroundings. The three bungalows could be attractive dwellings, there is no reason to permit a change other than deliberate purchasing for profit margin. Rustington should be wary of such encroaching tactics. The thin edge of the wedge comes to mind.

Parking is an issue with flats, we note from the plans submitted that the proposal consists of ten two double bedroom flats and a single one double bedroom flat. This potentially



07/04/2011

means an occupation of forty two persons. The provision of eleven parking spaces is woefully inadequate and there is insufficient space on the site to accommodate further parking. This will only result in on street parking with the knock on effect to other residential roads. This building is on a corner plot so that any on street parking will affect surrounding properties.

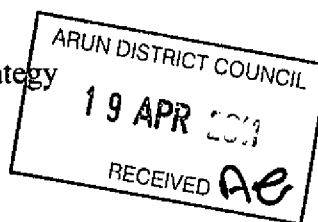
My key objections are roof height, density, over development, infilling of spaces between existing three properties, parking and appropriateness.

Please confirm receipt of this email.

yours faithfully

Mrs Jan Mitchell.

Assistant Director
Planning Services & Housing Strategy
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF



"High Gables"
3, Vernon Close,
Rustington,
West Sussex BN16 2NR

April 16th 2011

Dear Sir/Madam,

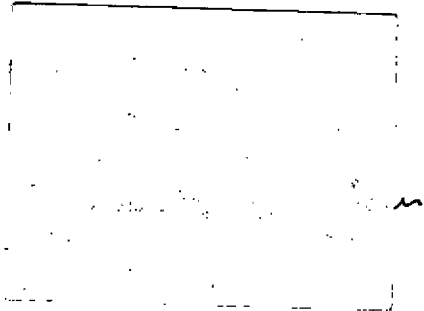
Re: **R/213/10/ . Nos.2&4 Broadmark Lane & 18 Vernon Close, Rustington**

I wish to lodge an objection to this application for the following reasons:-

- The proposed building, because of its size, design and height is totally out of character with the surrounding properties. Vernon Close is a narrow road, with bungalows, built in the 1950s, on either side, apart from the Clockhouse which was built in the beginning of the 20th century. The two houses opposite the proposed development, and the bungalow next to them, are certainly not of modern build. The Clockhouse is in fact, two and a half stories high, not three.
- The design of this proposed development is ugly to say the least. As it is described, this development "provides the opportunity to create a landmark building at the entrance to the village centre"....are we expecting a rerouting from Worthing, Littlehampton and north of the village to enter the village from the beach?
- Vernon Close is full of parked cars all day. When the white vans park exactly opposite our drive, I have difficulty already in reversing out as I am disabled. We have widened our drive to make life easier by removing part of the dividing fence between our neighbours. My point is that if 13 two bed flats and 1 one bed flat only have one parking space allocated as shown in the plans, the other cars will permanently park in the Close, thus making evening time movement from our drive even more difficult for me. As the architects stated at the open meeting held in September, they intend for the occupancy to be for the over 55s. In my opinion, there is a definite likelihood that each flat will have more than one car, and as at the age of 55, maybe two generations would live in these flats, so there could be more than 2 cars per residence. The workers who leave their cars in the Close all day will have to find elsewhere to park.
- Monday mornings from 8am, the refuse lorries reverse up the Close as there is no turning facility. How would the lorries turn into the parking access for these flats? Or will each flat resident put out their bins on the pavement in Vernon Close? Every other week two bins are put out for collection; it should be interesting to see where 28 bins will be sited.
- As there are no private gardens, where will the residents dry their washing? If they have to use indoor dryers, this will not help global warming and the environment. If there are to be verandas to the flats, will the residents choose to hang the washing out in full view of the bungalows in the Close. The flats above the shops already have the look of shanty town with washing strung from one end to the other.
- Added traffic will make exiting the Close even more of a problem.

- Whilst the building is being constructed, there will be an immense amount of mud, noise and pollution; the pavements are already cracked and uneven and as site vehicles cross over, this will become more treacherous, especially as I walk with crutches, one resident of the Close uses sticks and another uses an electric buggy.

I feel that the design and use of space shows sheer greed on behalf of the owners of the proposed development, making this building a large blot on the landscape,



Mrs L.E. Vaughan

ARGB

Yr ref: P/51/11/

ARUN DISTRICT COUNCIL

1 - APR 2011

RECEIVED

24, Shirley Close
Rustington,
W. Sussex BN16 2EG

31st March 2011

Dear Mrs Gardner,

re: Planning Appn for demolition of
Bungalows at section 7 plots -
Brookside Lane, Rustington

ARK

I have received a letter dated 28th March, from
Mr Roberts acknowledging my representations and
registering my objection.

My original letter mentioned the siting of the
Planning Application notice inside Vernon Close -
which I felt was a subterfuge to avoid any
large number of objections.

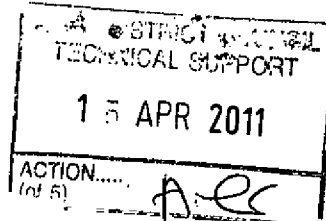
This raises some questions in my mind

about the bases of the Council deliberations
→ (a) Are the number of objections received
(as there should - not undoubtedly - be) the
main criterion for any decision finally
reached? (b) Do the members of the deliberating
Committee visit the site or have local
personal knowledge of the environs which would
be adversely affected by an approval?
and (c) while appreciating that each and every
planning application has to be considered separately
there is also the matter of intended development of
the whole of the north side of Vernon Close as
blocks of flats, which will be encouraged by this
"thin-slice-of-the-wedge" approach if successful. A
matter for further objection in due course.

I just hope the subtlety of sitting the Notice
out of the sight of the passers-by is ineffective.

Head of Planning Services
Crom District Council
Boris Centre
Mullerham Rd.
Littlehampton
W Sussex BN17 5ZF

Mr D SOMERS
12 VERNON Close
Rustington, Littlehampton
W Sussex BN16 2NR
14/4/2011



Re Planning Application R/51/11
Demolition 3 Bungalows & erection 11 Apartments

The development in the resubmission of R/213/10 does not look as horrible, but a reduction of 3 apartments is insignificant leaving it a very intensive use of the site. It is still a block of flats overlooking and dominating the bungalow development, and out of keeping with both that and the surrounding area.

Therefore my reasons for objecting to this development are those given in my letter 22.10.10, copy attached, which please read in conjunction with letter.

Yours sincerely

