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1st April 2022

PETER BUNCE
15 FIRCROFT CRESCENT
RUSTINGTON
WEST SUSSEX
BN16 3HP

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/60/22/PL
Site Address: The Windmill Inn Mill Lane Rustington BN16 3JN
Description of works: Extension and remodelling of existing public house to form hotel with 20 No bedrooms and associated parking and landscaping. This site is in CIL Zone 4 (Zero Rated) as other development.

Thank you for your internet representation made on 1st April 2022 which has been recorded as an objection with the comments as follows:

OWPC45960

Transport Statement

The Transport statement appears to claim a net reduction in vehicle trips both during the week and at weekends, I would vigorously dispute this.

It is inconceivable that by adding a 20-room hotel, incorporating a restaurant with 78 seats plus the 14 extra seats (shown as an overspill area in the landscape strategy master plan 1), keeping the bar, adding a pool and spa, an outside bar with bar b q area and deck for events will lead to a reduction of traffic movements! Surely the whole point of this large development with a possible hotel and 92 seat restaurant is to increase business and the number of people using it and thereby vehicle trips.

Transport Statement 3.6.2

It states and I quote "whilst the car parking provision exceeds WSCC expected parking demands. It provides reserve parking for infrequent busy periods. Given the lack of alternative parking in the local road network the provision is considered appropriate".

This statement appears to be misleading as it only applies to 1 parking space per hotel room, 20 spaces, and makes no provision for the parking requirements for the restaurant, bar, events area and extra staff etc.,

Transport Statement 2.3.1

It states "however the presence of off-street parking facilities means the demand for on-street parking will be limited", only 27 parking spaces are proposed which according to the application is 3 less than they have now (as stated in the application vehicle and parking section), 20 of these will be allocated for hotel rooms leaving only 7 spaces.

With all the additions to the site hotel, restaurant, pool, spa, outside bar events area and extra staff etc., the overspill of parking onto surrounding roads will happen on an even more regular basis than it does now on sunny days, and could well start happening on a daily basis.

Windmill Drive becomes a car park at times as things stand now. People are thoughtlessly blocking driveways and dangerously parking too close to the junction with Mill Lane and Windmill Drive.

Installing double yellow lines to reduce the dangerous parking will help but only serve to move the problem elsewhere i.e., Fircroft Crescent, Mill Lane etc., If people cannot park onsite, they will inevitably spill into the surrounding residential roads. The Transport Statement has already conceded there is a lack of alternative parking in the local road network.

Where do you recommend the patrons park? The parking is totally inadequate for a development of this size.

DAS STATEMENT 15.00 APPENDIX C VENTILATION SERVICES SUMMERY

According to the application the galvanized steel duct work that would vent the proposed commercial kitchen will be venting 1000mm above any roof ridge within 20 mts of the kitchen. This does not appear to be shown on the drawings, possibly because it may be quite prominent and visually displeasing.

Finally, if this development goes ahead, it will provide an ideal event, wedding venue and with that comes an increase in noise, particularly loud music. An issue that has been reported to the Environmental Agency in the past.

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>