

20th May 2026

Rustington Parish Council
Mrs C Ward
34 Woodlands Avenue
Rustington
West Sussex
BN16 3HB

Case Officer: Simon Brooksbank
Telephone: 01903 737881
Email: simon.brooksbank@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/63/26/PL
Site Address: The Windmill Inn and 34 Mill Lane Rustington BN16 3JN
Description of works: Demolition of existing Public House and 1 No dwelling and redevelopment for retirement living accommodation comprising 28 No retirement living apartments and 3 No retirement living cottages, including communal facilities, access, car parking and landscaping (resubmission following R/143/24/PL). This application is in CIL Zone 4 (Zero Rated) as other development.

Thank you for your internet representation made on 20th May 2026 which has been recorded as an objection with the comments as follows:

OWQC83601

My Council has considered this application and wishes to make the following observations and objections:-

- (i) The application states that between 1 in 3 and 1 in 4 of the 28 apartments in the main block will have use of a car, requiring between 7 and 9 on-site parking bays. There is, therefore, considerable concern that only 10 bays will be provided with carers, visitors and work vehicles to additionally cater for
- (ii) Entrance to the complex will be via a 6 metres wide in/out access which immediately meets a 3-car length lay-by on Mill Lane. It would, therefore, cause a loss of this highway parking facility, and will most definitely increase the pressure for on-street parking on this already extremely congested and busy section of the public highway
- (iii) Mill Lane is extremely busy (as it is the main route into Rustington from the A259) and often involves tailbacks from the A259 to the Windmill roundabout and beyond. It would, therefore, be dangerous to allow traffic to turn right exiting from the site and appropriate signage would need to be installed. There should, in the interests of public health and safety, most definitely be no right turn permitted when exiting the development
- (iv) It is stated in the application that shopping locally is to be encouraged and that the nearest shops in the

Worthing Road are only two minutes away when walking. This is far from the truth since it is almost impossible to cross Mill Lane North of the Windmill roundabout due to the lack of dropped kerbs, no central reservation and a high level of traffic

It must also be remembered that elderly people have to be considered. The only possible route is by walking South of the roundabout (opposite No. 24) where there is a driveway and a central reservation followed by a further walk down the

Worthing Road and crossing at the pedestrian lights. This would be an overall distance of 250 metres for the elderly residents and utilizes a driveway to a private residence which isn't preferable. It should also be mentioned that the service road in front of the shops rarely has space available for additional car parking during the day

(v) The Arun Local Plan states that 30% of the housing within the development should be affordable. The developer has offered £95,353.00 instead of this provision which is believed to be seriously understated.

Regarding the appropriateness of this type of development specifically in this congested location, my Council would like to seek reassurance that the District Council has properly assessed cumulative provision and local need, rather than simply considering this scheme in isolation.

Have you considered that demand may not be deep enough for these schemes, given the many that have already been given permission?

Schemes can often remain partially vacant for many years as per the developer's own admission, due to the financial model and lack of need, as a result of the oversaturated market. This then forces the development to provide less affordable housing.

My Council believes that the cumulative impact across the coastal corridor needs to be reassessed. The over concentration of age-related housing is a huge concern as local health infrastructure in the East of the Arun District has been systematically reduced over the last few years.

This site could provide a better mix of housing which is in greater need in the locality, giving better affordable housing content.

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 on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. 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.

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>