

Hurst Road Association
Green Leys, Hurst Road, East Preston, BN16 3AP

ARUN DISTRICT COUNCIL
TECHNICAL SUPPORT

27 APR 2017

ACTION...

24 April 2017

Objection to: **R/64/17/PL**
St Mary's Close, Hurst Road, Rustington, BN16 3AP

Mr David Easton
Planning Department
Arun Civic Centre,
Maltravers Road, Littlehampton
BN17 5LF

Dear Mr Easton

As the Chair of the Hurst Road Association I am writing on behalf of the residents to ask that Arun District Council refuse this planning application from MJH Homes.

Mr M Hartnett from MJH Homes did indeed approach the residents most directly affected by the proposed development. We appreciated that he took the time to consult with us and try to address some of the concerns raised. However, it would not be fair to say that the parking issue was our primary concern during those meetings as it was made evidently clear that the biggest objection was the density. Indeed, it was proffered that revising the plans to 3 suitable properties that would be more in keeping with the existing properties in the road and would then get the support from the residents.

Herein are our comments and main objections relating to this planning application;

In line with the Rustington Neighbourhood Plan we do not feel the development proposals take into account the density of the site and its surroundings as can be clearly seen in the Location Plan and (151117 LO-01) and Sketch Proposal Site Layout Plan (151117 SL-01). The Local Precedent Plan (151117 LP-02) also clearly shows the houses in Hurst Road and surrounding roads are spatially very different to the proposed dwellings which would look very cramped in comparison.

There are also concerns about Parking provision. The recent developments at Langmeads and Churchfields demonstrate that despite the parking provided residents still park their cars on Station Road. The Hurst Road association, in agreement with the residents, has a strict policy to prevent parking on Hurst Road. This is predominantly a safety issue as there is no pedestrian footway and walking in the grass verges is simply not a viable option for many of the elderly and vulnerable residents of Oakhurst gardens using walking aids or mobility scooters. Hurst Road is also the only throughfare to the sheltered accommodation in Oakhurst Gardens and the road is regularly used by the emergency services. In the past we have had issues of overflow parking from St Mary's Church using the road which has caused issues for ambulances trying to access Oakhurst Gardens.

The density of the proposal will be out of character with the rest of the road and will seriously affect the street scene in the eastern part of the road. Although there

would be superficial differences in terms of cladding it still looks very much like two different building styles which are mirrored to make up the development. The Local Precedent Plan (151117 LP-02) clearly shows the distinctiveness of each of the properties in Hurst Road which gives the road its character and we feel this development would detract from this.

The Hurst Road Association Road Policy mandates that residents' maintain that part of the common verge which lies directly between their plots and the road itself. It is not clear where the responsibility for maintenance of the shared frontage would lie with the shared entrance. There is also nothing to say the current trees and vegetation which would partially obscure the development would remain in place once the properties are occupied.

We are also concerned about the precedent which a development of this size on the road would set.

The residents of Hurst Road feel very strongly about the submitted proposals and we are holding a meeting at the Booker Hall in Station Road, Rustington on Thursday 27th of April at 8:00pm. We invite you to attend this to verify that these objections are valid. Individuals will also be submitting their own specific objections to the planning portal.

Therefore, we ask that Arun District Council refuse this Planning Application and encourage Mr Hartnett to resubmit a proposal, less intrusive on neighbouring properties and more sensitive to the character of the road.

Should you require any additional information or clarification of any comments made, please do not hesitate to contact us on [REDACTED]

Yours sincerely

[REDACTED]
Kate Howie
Chair, Hurst Road Association

Copy to Rustington Parish Council, 34 Woodlands Avenue, Rustington