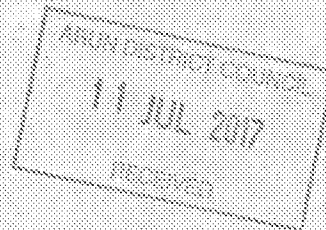


Hurst Road Association

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

10 July 2017



Ref: Objection to: R/64/17/PL (Amended proposal)
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 once again writing on behalf of the residents in response to the amended proposals from MJH Homes.

Residents have noted the changes to MJH Homes original application and whilst we appreciate that one of our objections has been resolved, the solution has created a denser look to the site and a reduction in the number of parking places. The consensus among all our residents remains to strongly oppose the development as we do not feel our principal concerns have been addressed whatsoever.

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

The Local Precedent Plan (151117 LP-02) 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. Please find enclosed elevations of the stretch of Hurst Road between Station Road and The Cedars which clearly demonstrates the density of the proposal is completely out of character with the neighbouring properties. Extending this out to the whole of Hurst Road only serves to underline this fact as the average frontage of properties measures 19.90m whereas the proposed development frontages would average 12.35m.

Some more detail has now been provided to demonstrate the difference in finish to the new properties. Despite these superficial differences Plots 2, 3 and 4 still look very much like the same building albeit Plot 4 is a mirrored version. 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.

There remains considerable concerns about parking provision. The recent developments at Langmeads and Churchfields demonstrate that despite the parking provided meeting planning guidelines 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 thoroughfare 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 emergency vehicles trying to access Oakhurst Gardens.

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.

Therefore, we ask that Arun District Council refuse this Planning Application and encourage Mr Hartnett to resubmit a proposal, less intrusive on neighboring 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



Kate Howie
Chair, Hurst Road Association

Hurst Road from Station Road to The Cedars

