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12th April 2022

Christine Stacey
28 Knightscroft Avenue, Rustington
Rustington
Littlehampton
West Sussex
BN16 2HW

Case Officer: Harry Chalk
Telephone: 01903 737577
Email: harry.chalk@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 39

Application No: R/66/22/CLP

Site Address: West end of Knightscroft Avenue Rustington

Description of works: Lawful development certificate for proposed new electronically operated access gate.

Thank you for your internet representation made on 12th April 2022 which has been recorded as support with the comments as follows:

OWPC46582

The west end of Knightscroft Avenue between Sea Lane and Central Avenue is a 'rat run'. Vehicles enter this section at speed attempting to avoid the High Street. The traffic has become considerably worse since Waitrose opened its store. Vehicles also enter from Broadmark Lane, via Broadmark Avenue and Central Avenue often at excessive speed, cutting off the corner oblivious to oncoming traffic, then use the short stretch of road between Central Avenue to Sea Lane. Not only do the majority of vehicles not belong to the Cudlow Estate they are oblivious to speed limits, children and animals. Knightscroft Avenue pre-Covid undertook traffic surveys and the vast majority of vehicles traversing this section of the Estate were using it as a bypass to the Waitrose end of the High Street.

With regard to concerns over accessibility for emergency vehicles as a Volunteer with SECAMB the emergency vehicle crews are used to hopping out and pressing a button to open a gate. I draw your attention here to the gate to the Sea Estate off Broadmark Lane does not have an emergency button and I have seen Ambulance crews having to redirect through the village and take a wide circuit to obtain access. As the proposed gate will have an emergency access facility this is not of a concern in this instance.

With regard to concerns regarding traffic entering and leaving Knightscroft Avenue to or from Sea Lane, within a very short time those who use Knightscroft Avenue for their own convenience as a short cut will soon realise that there is a gate as happened when Cudlow Road closed their gate.

I would also draw your attention to this being an unadopted road and the residents are responsible for the upkeep of the road surface. Cars using the road for their convenience add to the traffic and destruction of the infrastructure.

I disagree with comments regarding a right turn from Sea Lane into Knightscroft as cars waiting to turn right block traffic behind them and create congestion. Turning out of Knightscroft has become increasingly difficult

in recent months with cars parked on Sea Lane, cars turning in and out of Holmes Road, particularly with cars parked opposite the entrance to Holmes Road. The erection of a gate will reduce the congestion and improve safety on the main road.

Many pedestrians use Knightscroft Avenue as a cut through to Broadmark Lane or vice versa and I have witnessed delivery vans usually who are on their phones almost causing an accident. The gate will not prevent such incidences as many of these delivery vans are accessing residents on the Cudlow Estate.

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>