

Arun Planning Department
8 July 2026

Dear Planning Officer

Planning Application R/84/26/PL — Ground Floor, 55–57 Sea Lane, Rustington, BN16 2RN
Proposed Commercial Kitchen, Extractor Installation, and Covered Walkway

As a local resident I have already made an objection to this planning permission. Please would you kindly consider my further comments regarding road safety and pedestrian safety grounds. The introduction of a hot food takeaway (Sui Generis use) will generate an increase in high frequency short stay traffic from customers and app-based delivery couriers. The local highway network at Sea Lane, Rustington has inadequate parking and loading areas to accommodate this, creating an additional safety risk to drivers and pedestrians at an already dangerous junction.

Background

The application is for an extractor installation to a new commercial kitchen and covered walkway to a small Chinese restaurant. The former Class E office building was granted permission to convert the two upper floors to maisonettes (R/148/25/PD) and now wishes to use the same classification to convert to a small restaurant. Given the size of the restaurant it will not be a Restaurant with an ancillary Takeaway. It will likely be a Takeaway with an ancillary tiny restaurant. The Takeaway, for which there is no change of use planning application, is not mentioned in the Extractor fan and covered walkway application. However, without one, the restaurant would not be viable. No application for this Sui Generis use has been made.

1. The Sea Lane / Cudlow Avenue Junction is Already Dangerous

The junction of Sea Lane (B2187) and Cudlow Avenue is a recognised pinch point. At this junction Sea Lane narrows significantly, there is only a very narrow pavement on one side, and there is poor forward visibility for both drivers and pedestrians emerging from or turning into Cudlow Avenue. There is no dedicated pedestrian crossing, no traffic calming and it is on a bus route. The junction already generates conflict between vehicles, cyclists and pedestrians. There have been numerous objections to this proposal from residents of Cudlow Gardens with concerns about their safety at the junction. This is an area populated by mostly elderly people, many with disabilities who use this route to walk to the village centre and the local church. There is a nearby residential unit of Blind Veterans who also use this route to the village.

2. The Proposed Use Will Materially Increase Traffic at This Junction

The application proposes a commercial restaurant/kitchen operation likely supporting a Takeaway business at a site whose only access for vehicles from the rear, is via Cudlow Avenue. The following additional traffic movements are a foreseeable consequence of this consent:

- Regular food and supply deliveries by large vehicles needing to access or turn at the mouth of Cudlow Avenue.
- Staff arriving and departing by vehicle, particularly at the end of late-night service.
- Restaurant customers circulating in search of parking, given the severe shortage of spaces in the shared front forecourt (approximately five spaces shared across 5 businesses including the convenience store, funeral director, and a post box).
- Delivery riders (motorcycles and bicycles) if, as anticipated, the premises also operates a takeaway or delivery service — creating an additional continuous stream of two-wheeled vehicles at the junction throughout service hours until 11.00pm.

3. The Narrow Pavement on Sea Lane Creates an Unacceptable Pedestrian Risk

Sea Lane at this location has only one narrow pavement, insufficient to accommodate the additional pedestrian flows a restaurant/takeaway operation will generate — customers arriving and departing on foot, delivery riders parking on the pavement, and staff accessing the rear of the premises. Customers displaced from the front forecourt, who are unable to park, will be forced to walk along or cross Sea Lane at a point where there is no refuge, no dropped kerb crossing, and poor visibility for approaching drivers. This presents a material risk of injury.

4. Cudlow Avenue is Unsuitable for Commercial Servicing and in proximity to a Funeral Director

Cudlow Avenue is used primarily by residents. It is not constructed, or maintained to a standard appropriate for regular commercial restaurant vehicle movements. The introduction of delivery lorries, waste collection vehicles etc as a routine feature of a commercial kitchen operation would cause damage to the road surface, obstruct residential access, and create noise and disturbance for adjoining properties — particularly at early morning delivery times and late-night service conclusion. As an added complication, the parade of offices/shops also includes a Funeral Director who currently uses space at the rear of their premises to load/unload when taking people's loved ones into their care. They would be competing for access in the shared space with food delivery vans and takeaway drivers which would be most undignified and disrespectful. Additionally, there is already a gate at the end of Cudlow avenue to restrict access to the private road which, when closed, would cause problems for delivery vehicles turning round, customers and any pedestrians nearby.

5. No consideration of the parking/traffic information relating to the change of use.

Given the tiny floorplan of the proposed restaurant that this application supports, it is anticipated that the restaurant is ancillary to the Takeaway business. There has been no consideration of parking issues, how deliveries will be managed, or assessment of the impact of addition traffic movements on the Sea Lane/Cudlow Avenue junction.

6. Parking Spaces

The current planning application states that there are 2 parking spaces at the rear of the kitchen. This arrangement cannot be safely maintained because a second parking space would block the fire exit from the restaurant and maisonettes above it. In the planning

Jane Drake
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application, if the remaining parking space is dedicated to the maisonettes, per that planning application (R/148/25/PD), there is no dedicated space for deliveries at the rear.

Request

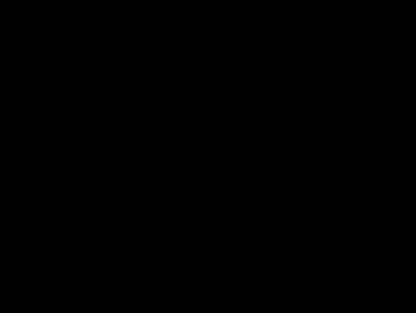
I respectfully request that Arun Planning Department reject application R/84/26/PL additionally on highway safety grounds.

I am happy to provide further information or to meet on site if that would assist the assessment.

Yours faithfully

Jane Drake

PL- Rep



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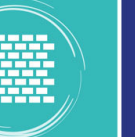
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From: Elaine Walby <Elaine.Walby@arun.gov.uk> **On Behalf Of** Planning
Sent: 09 July 2026 09:21
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Objection R/84/26/PL

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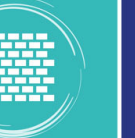
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From: Jane Drake [REDACTED]
Sent: 08 July 2026 21:15
To: Planning <Planning@arun.gov.uk>
Subject: Objection R/84/26/PL

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Dear Team

Please find my objection attached.

Thank you.
Regards,
Jane Drake