

52 Sea Avenue
Rustington
West Sussex BN16 2DJ
United Kingdom

04th June 2017

Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



Ref.: R/88/17/OUT - Outline application, 40 Bushby Avenue, Rustington.

FOA: Director of Planning and Economic Regulation

Dear Sir/Madam,

We are aware of the current pressures placed on local councils, both by government and building organisations and their lobbyist partners for increased local housing requirements. However, with reference to the above application we would provide the following:

We are in full concurrence with the points made by other respondents and would wish to register our discontent, concern and objection to the application for outline permission to sub-divide the plot of land currently identified as 40 Bushby Avenue, with the intent to develop/build a second property, which at this time are neither clearly defined nor under any ability for proper consideration of binding restrictions to limit to the development and protect other residents claim for privacy, peace and calm home life.

The often lack of interest or ability for councils to uphold any restrictions imposed during the formal planning process in the face of amended development applications means we hold no comfort that the end result will bear any resemblance to initial proposals.

It is considered that setting such as permission within the framework of a private residential estate would clearly set a considerable precedence that could have significant consequences across not only the Sea Estate, in this instance, but also the Willowhayne and Kingston Gorse estates. Once such a reference is made, it can only be a matter of time before more and more opportunities are taken to replicate the approach to further develop residential sites. And as the owner of a plot with similar potential we must express that should this application be granted, we would see no reason that we would not be given equal opportunity, should we so chose.

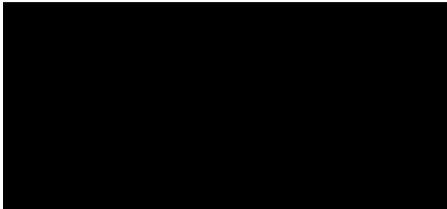
The negative implications on the character of these estates, including the potentially significant detriment to the quality of life and value of our properties as well as to Rustington overall to be changed beyond all recognition can not be understated, Once begun, this cannot be undone; once such development is allowed, the loss of these key aspects that brought people to the estates can only result in them being driven away and thus opening the opportunity for even further development requests. The full agreement of the appropriate residents association must therefore be a prerequisite for any such developments to be considered positively.

Beyond these more widely applicable concerns to what is considered an inappropriate development of the estate, we must also raise our personal concerns in respect of the overall implications of a significant building project adjacent to the end of our garden and the nuisance, disturbance and potential privacy issues that this could bring. Each of these were vital considerations in our choosing to purchase our home here and play a key element in our health and wellbeing.

Furthermore we would note that access to the development site is extremely limited at the juncture with Bushby Avenue and is adjacent to a electricity substation giving considerable potential for difficulties during construction. Review of the available plans does not indicate sufficient access is likely to be available via this route for typical construction delivery vehicles hence these will cause major disruption along Bushby Avenue and/or Sea Avenue as well possible damage to the boundaries of the properties along the site access way.

We therefore expect your full and proper consideration of each of these aspects before any decision is made. Should the decision be made to authorise this application we expect the full documenting of the rationale against all of the above points be recorded and made available as and when requested.

Yours faithfully,

A large black rectangular box redacting the signature of Mr & Mrs Gadd.

Mr & Mrs Gadd