From: planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk>
Sent: 28 June 2024 14:49:30 UTC+01:00
To: "planning@adur-worthing.gov.uk" <planning@adur-worthing.gov.uk>
Subject: Comments for Planning Application AWDM/0202/24

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 28/06/2024 2:49 PM from Mr Darren Todman.

Application Summary

Address:	The Haven Brighton Road Lancing West Sussex
Proposal:	Part 1-storey, part 2-storey rooftop extension to develop 9no. residential units; and associated works AMENDED PLANS AND ADDITIONAL INFORMATION RECEIVED
Case Officer:	Peter Barnett

Click for further information

Customer Details

Name:	Mr Darren Todman
Address:	8 The Haven, Brighton Road, Lancing, West Sussex BN15 8EU

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Overdevelopment - Trees and Landscaping
Comments:	Unsustainable Parking Arrangements The committee report claims that existing garages, supposedly 2.8 metres wide, can be used for parking. however this information from the developer is incorrect. most of the garages (18 in total) are only 2.37 meters, significantly less than the

required 3 metres width for parking. our cars cannot fit in these garages, making them enviable as parking spaces. furthermore the developers assertion of 11 new parking spaces is misleading. they have re-designated five existing spaces as "new" by marking them officially, without actually increasing the physical capacity for other residents. therefore, the proposed parking plan is unsustainable and if the 9 new flats are constructed, the parking situation will be disastrous.

Over Development Concerns
the proposed development represents over development, especially considering the approved development to the north of our building. this issue is outlined in our previous objections and supported by a letter from the professional chartered planning officer from planning voice.

Impact on Ecology and Biodiversity
the application contradicts national and Adur District Council policies that emphasize the conversation of green spaces and biodiversity. Local development framework policies highlight the importance of protecting and enhancing natural features, such as trees and hedgerows, which are crucial to the ecological network and urban landscape. The submitted Biodiversity Net Gain reports misrepresent the development impact on the existing ecosystem, downplaying the value of our hedge rows, which are the primary habitat. The developers ecologists claimed that the hedgerows under 2 metres are ornamental, but we have shown that our hedgerows are at least 2.7 meters, so they do not meet the definition of ornamental by CTEcology standards. the BNG report fails to accurately reflect the developers impact on biodiversity.

Lack of Planning and Major Alterations
The application lacks detailed planning for major alterations to the building, such as the demolition of the floor in block 4 to incorporate a double staircase instead of the current single staircase. there is no plan for how residents will continue to live in and access the flats during these significant changes.

Kind regards