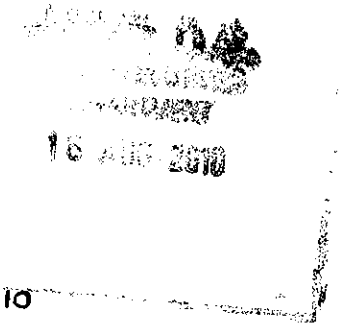
MANORSIDE
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11 July 2010

Your reference: ADC/0251/10

James Appleton Esq
Executive Head of Planning, Community and Wellbeing
Adur District Council
Civic Centre
Ham Road
Shoreham-by-Sea
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BN43 6PR



Dear Sir

ADC/0251/10
Proposed Development – Planning Application L/114/05/TP

The threat of the result of this application has been hanging over the heads of the local residents for at least ten years.

In that time, the objections to this application have become much stronger.

The volume of traffic along this stretch of road has considerably increased, as has the average speed limit, although officially it is still forty miles per hour.

As you will see, I live in Hoe Court, and every time I enter or exit this lane, I (and all other residents of Hoe Court) take our lives in our hands, due to the extremely excessive speeds at which many vehicles travel, and in particular the large heavy articulated vehicles.

I have been in correspondence with the local police force asking that drastic measures be taken to curb the speeding, but although I have been assured that increased efforts would be made, there seems to have been no difference, and I have yet to see anyone apprehended for exceeding the speed limit. Not only speeding, but eating, drinking and use of mobile phones are still very much in evidence, and I witness at least one of these misdemeanors in the stretch between the Lancing Manor Roundabout, and the turning into Hoe Court every day.

On a number of occasions I have been tailgated when traveling at forty miles an hour on this stretch, preparatory to signaling and turning into the lane. The worst offenders are the HGV's who seen to think that they do not have to slow down, even though I am doing so. On a number of occasions, I have come face to face with a vehicle coming down the narrow lane to the junction with the A27, which means that no one who is driving sensibly and considerately should turn into the lane at excessive speeds, although on a number of occasions, there is no alternative because it is obvious that the following vehicle will not be able to stop to avoid you if you do stop.

Another concern about the development is the loading and unloading of any car transporters which may be required to service the proposed sales area of the site. From the details quoted, there will not be room for such a vehicle to pull off the main road, and it will be required to unload whilst parked on the A27 – a horrifying thought, particularly in the 'rush hour', although it is quite normal for the rush hour to seem to last all day.

A good example of this problem is apparent in Brougham Road in Worthing. As far as I am aware, when the original planning permission was given to build what is now Dinnages, I am sure it was a condition that unloading of vehicles would take place within the curtilage of the garage site. For many years now, this has not happened, and unloading takes place actually on Brougham Road, usually right by either of the two bus stops which are located in close proximity to the garage, thus causing conjestion on an already busy road, and making life difficult and dangerous for motorists and pedestrians alike.

If the site is to house an 'open air' car sales area, an undercover showroom, and an MOT bay, it begs the question of where cars awaiting MOT's are to be parked. Is it envisaged that they will be parked in the area known as 'The Withy Patch' on the south side of the A27 and then ferried back and forth to the garage? And having been tested and awaiting collection, will they then be taken back to the same area, for their owners to collect them from where they are parked? thereby creating another hazard with pedestrians trying to cross the road to retrieve their vehicles.

At one time there was a suggestion that if and when planning permission is given for housing development to the rear of the houses on the south of the A27, and a filter lane to be created where the service road now is, the break in the central reservation near to the end of Hoe Court be closed, adding yet another hazard.

Not only the hazard of losing the service road, and laying in a third lane, but the sheer inconvenience of anyone living east of the Lancing Manor roundabout who wishes to go into Lancing itself or to Worthing, having to travel to the interchange past the airport and adding extra mileage and petrol costs, together with adding to the volume of traffic. It was suggested that a turn could be made at the traffic lights at the entrance to Shoreham Airport, but this is not permitted, as U-turns at the traffic lights are forbidden..

It is to be assumed that should planning permission be given for this Service Station development, then a further application will be made to resurrect the said housing development, thus adding to the traffic chaos and volume of traffic using the A27 close to the Leisure Centre roundabout.

Once this 'breakthrough' in planning regulations is made, it will open up all sorts of development ideas, none of which will be in keeping with the rural ambience of the area, and the 'green gap' between Worthing/Lancing and Shoreham/Hove/Brighton will be very quickly eroded.

Please let sanity prevail. The thousands of motorists who travel this road daily, and have been doing so for many years have managed without this facility. Let it remain that way and let the residents of this green and pleasant land continue to live in peace without the need for machinery, noise pollution and potential road hazards that this development will bring.

Yours faithfully



John E Coombs