

From: **john GAMBLING**
Date: Mon, 11 Aug 2025 at 22:46
Subject: Objection to AWDM/0706/25
To: planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk>

Subject: AWDM/0706/25 Objection

Dear Planning Team

74 Old Shoreham Road Lancing BN15 0QZ

Please confirm receipt of this email

We object most strongly to this ill-conceived development which should be refused for the reasons shown below: -

Increased Flood Risk

This whole area in N Lancing relies upon surface water and road drainage including the A27 through that site. In extreme wet winters, which are frequent, rising groundwater floods many of the gardens in the area and particularly the neighbouring rear gardens in Old Shoreham Road. This potential development site also floods badly.

We also have loss of foul waste amenities where the sewers become flooded with groundwater. Southern Water have to put in 24/7 tankering to try and maintain services. This considerable disruption continues often for many months.

The major concern, this further development infill with housing and road infrastructure can only worsen these problems with displacement of that site's flood waters into the properties around. Also, this will create even more back up of water in the ditches which drain the area from Grinstead Lane through that site. Levels in the ditches upstream will increase and create further flooding of gardens and the area.

In the interests of our community wellbeing
for this alone the authority should refuse this application

Unworkable and disruptive site access

We find it hard to believe that an access through this constricted mini crescent off the westbound A27 would be even considered by Highways as suitable for this site.

Adding further traffic to this section of the A27 where traffic jams occur every rush hour and at other times daily cannot be acceptable. This, made worse by tight turns into and out of this small narrow crescent particularly for large vehicles where the applicant is recommending restricting parking in this slip road with 'no waiting' yellow lines. Totally unacceptable for the existing residents who have no other options to locally park their vehicles.

Regarding construction traffic, this entrance through the mini crescent simply will not work without destroying the grass verge, its vegetation (trees) and the kerbstones. A large articulated lorry, and particularly a low loader simply will not enter the site without causing considerable damage to the road infrastructure including the new A27 road signage.

Probably up to 2 years construction, if approved, will create noise, filth & dirt, dust and day long disruption and severe inconvenience for nearby residents, particularly those who are immediate neighbours to the No 74 access road and the development site.

This is a flawed transport scheme which will greatly impact the neighbouring residents most unfairly and provide absolutely no benefit to the community in this area. Yet another reason to refuse this application.

Flawed Ecology Management Proposal

This site is known locally to contain high levels of flora and fauna together with the neighbouring plot, its woodland and the ditches which run through both sites.

Badger, fox, hedgehog, slow worms, many bird species both tree living and aquatic, bats, badger and deer.

Developers have to give evidence of a 10% Biodiversity Net Gain (BNG) to demonstrate their improvement of the ecology in such a site.

Whilst there are documents which have looked at the presence of bats and greater crested newts in the site there has been no in-depth assessment carried out for the appropriate length of time to gather a full understanding of all of the area's biodiversity as per the creatures (and flora) mentioned above.

The Adur Local Plan indicates this is a strong natural habitat area and within the New Monks Farm Policy which should be enhanced with a Biodiversity Action Plan.

The documentation submitted fails to show enhancement and meet the BNG requirements which are now part of planning law rules. .

This development proposal brings no real benefit to the Adur community. With its highly confined access, its impacts on the A27, on the existing residents and their well-being with increased flooding, loss of amenity and quality of life plus the failure to evidence progressive improvements in the area's biodiversity, we are strongly insisting that this application is categorically refused.

Your faithfully

John Gambling

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