**Debbie Johnson**

**From:** Planning
**Sent:** 16 July 2012 17:33
**To:** Planning
**Subject:** Application Comments for AWDM/0678/12

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

Comments were submitted at 5:32 PM on 16 Jul 2012 from Mrs Isabelle Jackson.

## Application Summary

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| **Address:** | Overstrand Shopsdam Road Lancing West Sussex BN15 8ES |
| **Proposal:** | Demolition of existing garage and construction of 2 storey accommodation comprising ground floor bedroom and toilet, first floor living area with external terrace and ground floor parking space |
| **Case Officer:** | Hannah Barker |

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## Customer Details

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| **Name:** | Mrs Isabelle Jackson |
| **Email:** | [redacted] |
| **Address:** | 36 Fairway Crescent, Portslade BN41 2FL |

## Comments Details

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| **Commenter Type:** | Neighbour |
| **Stance:** | Customer objects to the Planning Application |
| **Reasons for comment:** | - Highway Access and Parking |
| **Comments:** | Dear Sirs, Comments for consideration relating to Planning Application – Overstrand, Shopsdam Road, Lancing, West Sussex – AWDM/0678/12 With reference to the above planning application, the main committee of Lancing Sailing Club have considered the application and are submitting a response on behalf of the membership. We would like to state our objections to the development as we did in its former guise as applications ADC/0163/10, ADC/0486/09 and ADC/0098/10. We would ask for those comments previously submitted for ADC/0163/10, ADC/0486/09 and ADC/0098/10 to be considered alongside this application as the proposed developments will have, in our view, the same detrimental effect on Lancing Sailing Club. We note that the documents associated with the proposed application relate to a proposed development of the entire Overstrand site, where the garage was going to be transformed into an annexe of one of the properties. The current application |

does not mention the accommodation to be an annexe any longer, but a "stand-alone" property, which makes a vast difference in access. Lancing Sailing Club is an RYA Champion Club committed to youth sailing and race coaching. Using the RYA's own description," For parents and sailors VCC's should be sociable, involving, fun and safe places to spend time with like minded families enjoying an active sport." We believe that this development will put this at risk, as without unhindered access to the club for both members and emergency services, the club's membership may decline and the club's viability will be in question. We have previously highlighted our concerns regarding Shopsdam Road access and we would like to reiterate and emphasise those here. The club is now in its 52nd year and has a right of unobstructed access to the club along Shopsdam Road. We have come close in recent years to resorting to legal action to enforce our access rights. Clearly, without unrestricted access to the club, we could not operate. Shopsdam Road is very narrow and consequently easily blocked by poor or thoughtless parking. Manoeuvring a car along the road is difficult enough when cars are parked there and it is made much more difficult if a boat trailer is attached, some of which are wider than the cars towing them. The sailing club itself has been aware of the access issues at the southern end of Shopsdam Road for many years and has its own general no parking policy for Shopsdam Road, and cars are only left in the road by the club when collecting and delivering boats or when work is being done. We also 'manage' the road when we hold Open Meetings, ensuring that boats are loaded/unloaded at the A259 end of the road and the visiting vehicles are not allowed access. Further, there have been incidents in the last couple of years where emergency vehicles have been unable to get to the beach along Shopsdam Road. As one of the few beach access points in the area, access for the emergency services is crucial. All of the above seek to emphasise how important access along Shopsdam Road is to the successful running of the sailing club for the benefit of the local community. A large 4-bedroom house is currently erected on the southern half of the Overstrand plot, disrupting Lancing Sailing Club's normal operations, despite the kind cooperation of the builders. We fear that the level of disruption will increase when the build is finished and residents start parking their vehicles in the southern end of Shopsdam Road. Adding another dwelling, however minute, in the former garage will only extend the crowding in this part of the lane and block access to our facilities. The club are also concerned regarding disruption during the construction period and would be grateful for the addition of a planning condition for the developer or his contractors not to block Shopsdam Road with building materials or vehicles and for all contractors' equipment to be stored either on site or elsewhere. Moreover, the existing garage is surrounded on three sides by Lancing Sailing Club land where we store our members' sailing crafts. A new build on this site would put our boats at risk, as our insurance policies all state that the boats must be in a locked compound at all times. Finally, we would like to

reserve the right for a representative from Lancing Sailing Club to be present and speak at the planning meeting. On behalf of Lancing Sailing Club main committee, Isabelle Jackson Rear Commodore