Andrew & Teresa Nicholson
7 Shopsdam Road
Lancing
West Sussex
BN15 8ES

03rd October 2016

ADUR & WORTHING
14 OCT 2016
PLANNING SERVICES

Adur & Worthing Council
Planning Services
Portland House
Richmond Road
Worthing
West Sussex
BN11 1LF

Dear Sir/Madam

RE planning application, Shopsdam Road: AWDM/1263/16 & AWDM/1264/16

Further to your recent correspondence regarding the planned development attached to Shopsdam Road, we would like to raise concerns and certain objections.

Having lived in Shopsdam Road for just over a year we can fully appreciate a number of particular issues that the addition of the 3 houses that the Overstrand development has caused.

In fact these issues were exactly the concerns that Mrs Frances Smith battled so hard to convey when the original planning was applied for Overstrand, so to now see that there is an application for more than double the amount of houses and associated issues is somewhat of a surprise.

Even with only the 6 existing houses (one of which is habited for 6 months of the year) the traffic issue is of significant concern. This narrow track (used as a bridle path, footpath and by the local school) is frequently blocked by existing habitants, delivery drivers or Sailing Club users unloading their boats, forcing awkward reversing back on to the extremely busy A259 especially at rush hour, add to that the Telecoms business parking at the mouth of the road with their vans adds to the danger. This is then compounded further on refuse collection days. Each house has 1 refuse wheelie bins and 2 recycling bins, if there are a further 8 houses with at least 2 bins this issue would be exacerbated with the potential of 36 wheelie bins is an accident waiting to happen.

We would also like to point out that the submitted planning application is extremely misleading as it states "**The proposed development would not create any adverse impacts that would significantly and demonstrably outweigh the benefits**" To suggest that the development will not have an impact on the area or road and that there are any benefits we find hard to believe given that the number of houses to be built as part of the application is nearly double the number of current existing properties on Shopsdam Road. Therefore the build plan is a major development and as such is subject to more stringent planning regulations. Also the height of the proposed properties are a huge concern as they will tower over all the existing buildings and will create a concrete and glass corridor, such is the narrow width of the road, or jut out on the West enabling neighbours to peer into our bedroom or living room, once again contradicting the original planning objections for the Overstrand development.

AWDM/1263/16

The houses on the West of the road that simply replace the existing dwelling do not appear to be too controversial, other than the addition to traffic, parking issues and balconies that will no doubt invade the privacy of our house . However by adding a further 4 houses (East of the road) that appear to be less than a narrow tracks width from not only our sons bedroom but also from our kitchen/dining room does seem to have a direct effect on our houses privacy, something that we are aware the current owner and applicant (Mrs Frances Smith) protested vehemently about. In fact her complaints were so vehement and listened to that the final design/build of our property was amended to reflect Mrs Smith's views about protecting or the invasion of her own privacy.

Once again the addition of 4x4 bedroom houses and associated cars remains a cause for extreme concern. Although we note some parking provision has been made, the overflow will certainly be felt by other residents in Kings Road and Old Salts Road leading up to the school as it is only natural that each house will have more than one car plus visitors/guests. The plans also appear to be misleading with regard to the size of the car parking area. The cars will stick out of each house unless each tenant has a very small car, causing even more issues to the Shopsdam Road.

I'm sure provision has been made with regards to style and appearance, although we dispute the claim that this project 'does not create an adverse impact and would significantly and demonstrably outweigh the benefits' aimed at social and environmental housing', as per the very detailed and thorough document.

A creation of 5 and 4 bedroom houses built on a private road adjacent to the sea with far reaching views is hardly a usual location for local or social housing needs. This is a plan for creating high value houses and ultimately profit. From where 1 house stands to create 8 is verging on greed, no doubt these houses will be shared amongst the existing tenants. These houses, I believe are not for the local community. At the Overstrand development none of the inhabitants are from Lancing and I feel confident that 3 x 5 bedroom houses and 4 x 4 bedroom houses will not be aimed at a local housing solution. We see from the amended plans that they have downgraded the number of bedrooms probably due to the fact that each room did not adhere to the minimum size according to planning regulations. However the fact remains they will "sell" the houses on the basis that the "boot room" can be used as a bedroom / office.

If they are though and we are sure the very impressive well written application document that labours this very point will try to profess to do so. I believe the fundamental issue of traffic, emergency access to the beach and Sailing Club, resident, & community safety has not been addressed by these plans. Nor has the fact that dwellings will be in within the guidelines of vicinity or direct view of bedrooms and kitchen/dining space.

We would also like to point out that the land outlined on the plans for the additional parking plus the turning head to our knowledge is owned by Lancing Sailing Club. Informal discussions between the Sailing Club Committee and the Developers may have taken place, but no legal agreement has been made between the Developers and the sailing club. For these reasons, this part of the application should be considered misleading and invalid.

AWDM/1264/16

We appreciate that no house can be guaranteed a view however we purchased our coastal house on the basis that we had sea views from two of the bedrooms. The proposed build of this property would extinguish any view we have of the sea from both our West facing bedrooms and have a house directly looking into our living room and aforementioned bedrooms removing the privacy of our bedrooms, a complaint upheld by yourselves that was made by Mrs Smith, let alone the plans do

not seem to indicate any access point by foot or car, or again for an emergency vehicle. The land where this build has been proposed is next to a footpath and has no road access.

However our gravest concerns are the precedent that this sets. Lancing Beach Green has over the past year seen a huge increase in visitors with the addition of The Perch and activities on the green itself and these new visitors to Lancing take the traditional stroll along the shared path to enjoy its coastal views and wide open spaces. To potentially open the floodgates enabling one house to be built with no apparent road access and on green land at the bottom of a garden adjacent to the beach may create that precedent for other houses to do the same. This is not brownfield land as the application document claims and seems quite short-termist, this is not a property that will enhance Lancing and its allure, it will certainly be detrimental to the attraction of Lancing, regardless of the design and eco-build, equally this is not a house that addresses local housing need. This seems to be a house planned to be built on a prime, precedent setting location from the profits of building 8 executive style homes from the space of one family home. Equally I understand and only from hearsay (which may not be able to be taken into account) is that there will be no opposition from either the Sailing Club or residents of the Boat House as there has been a promise of either land or development for those owners, but only on the premise of no opposition.

We must admit our surprise at the scale and type of development that has been proposed especially after such attempts by the proposer, given the actions that were undertaken by her to try to prevent Overstrand being built and her concerns raised on social media platforms such as Facebook to now embrace a development of such scale, with scant regard for the community or neighbours.

We do not believe that either of the planning applications are suitable for the area and oppose both applications.

Yours sincerely

[redacted]

Andrew Nicholson

[redacted]

Teresa Nicholson

cc. Cllr Ann Bridges, Cllr Clive Burghard, Cllr Geoff Patmor, Tim Loughton MP