ADUR
DISTRICT COUNCIL

Planning and
Community

[redacted]

Civic Centre
Ham Road
Shoreham-by-Sea
West Sussex BN43 6PR

Contact: [redacted]

Mr A Roberts
27a Goring Road
Goring By Sea
Worthing
West Sussex
BN12 4AR

Our ref: ADC/0535/07

Your ref:

Date: 5th October 2007

Dear Mr Roberts,

Proposed Development at – 337 Brighton Road, Lancing, West Sussex

I am writing with regards to the above planning application which has been considered and consultations responses received. The application cannot be supported in its current state as there are a number of issues which need to be addressed.

The Highway Authority are objecting to the proposal on the grounds that a Stage 1 Safety Audit is required and has not been submitted in support of the development proposals which will generate traffic and the proposed access to the site does not appear to meet recognised highway standards and would be potentially prejudicial to the safety of highway users in the locality, including pedestrians using the controlled crossing immediately adjacent to the site. It is also noted that cycle parking is not shown on the submitted plans and this will also be required. It is also advised that a TAD contribution of £4,875 will be required.

Comments have also been received from the Environment Agency with an objection to the application as it is not accompanied by a Flood Risk Assessment, and the site lies in a high risk flood area. From experience of other proposals in this area it is not likely the Environment Agency is going to support a proposal within this high risk flood area with habitable accommodation on the ground floor level.

There is also concern with regards to over looking as a result of the proposed kitchen windows which will face onto the first floor and second floor of the adjacent buildings into habitable rooms. It is advised that the layout of the building is redesigned to over come this or obscured glazing is proposed to these windows.

The design of the proposed building although not idea is considered to be acceptable in this case in the light of its subservient scale in relation to the adjacent larger building of similar design.

It is advised that you withdraw the current application pending the completion of a Stage 1 Safety Audit and a Flood Risk Assessment it is advised that you contact Mark Luker at the Environment Agency on 01903 703883 and Tim Townsend at West Sussex County Council on 01243 777100 to discuss this prior to resubmission.

Please could you advise how you wish to proceed as soon as possible, otherwise the application will be determined as submitted after Friday 12th October.

I look forward to hearing from you,

This letter is without prejudice to any decision that the Council may make upon any application subsequently received.

Yours sincerely,

[redacted]

Planning Officer