STRUTT & PARKER

STATEMENT OF COMMUNITY INVOLVEMENT

IN ASSOCIATION WITH PROPOSED CONSTRUCTION OF 4 DETACHED DWELLINGS

ON LAND TO THE REAR OF 6 FAIRVIEW ROAD LANCING WEST SUSSEX

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO A/c/a8/107
DATE RECEIVED 27 MAR 2007

PREPARED BY STRUTT & PARKER

MARCH 2007

STRUTT & PARKER

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1.0 INTRODUCTION

1.1 This document is prepared in conjunction with the preparation and submission of a full planning application for the erection of 4 detached dwellings with associated new private access road on land to the rear of No. 6 Fairview Road, Lancing. A plan of the site is attached at Appendix 1.

1.2 This statement provides a summary of the consultation exercise that has been undertaken as an integral part of influencing the design and preparation of the proposed scheme, together with an explanation of the changes that have been incorporated in response to the consultation comments received.

1.3 The consultation exercise has included discussions with West Sussex County Council Highways Department, local Parish and District Councillors, the North Lancing Community Association and local residents.

2.0 BACKGROUND

2.1 Harlington Homes have been preparing proposals for development of land to the rear of No. 6 Fairview Road since Autumn 2006. This has culminated in a proposal to construct 4 dwelling houses on land to the rear of No. 6 Fairview Road, incorporating parts of the domestic curtilage of No.6 Fairview Road, No.69 Mill Road and No.77 Mill Road.

2.2 The project commenced with initial topographical survey work and an assessment of all of the trees on site which are the subject of a Area Tree Preservation Order. Based on this site assessment, design proposals have been prepared.

2.3 These proposals were the subject of community consultation. There are a number of alternative methods of community consultation, and these need to be tailored to the specific circumstances of the proposals in order to ensure consultation has taken place with those members of the community who are most likely to be affected/ interested in the proposal and providing the best opportunity for them to submit comments.

2.4 It is considered that the scale of scheme is such that it is likely to generate interest within the immediate local area to the proposal, rather than a wider geographic area or particular interest sector of the local population (such as might occur with schemes for retail development etc). It was therefore resolved to seek to contact residents with properties close to the site in Fairview Road, Mill Road and Mount Way.

2.5 Consultation typically occurs through direct contact and/or public exhibitions/ meetings. It was resolved that responses would be likely to be maximised in this instance via direct mailing to local residents, providing brief details of the proposal and providing a feedback form and SAE for comments (and email and telephone contact details). In addition to this, the letter offered the opportunity for local residents to meet with a representative of the applicant, either individually or in groups to discuss the details of the scheme. This approach provides local residents a variety of mechanisms to consider and respond to the proposals. A public exhibition/ meeting was not considered appropriate in this instance as (i) the scheme did not require consultation with a wider sector of the community, (ii) such approaches can be difficult for residents to find free-time to attend; and (iii) members of the public can find such 'public' events difficult platforms to offer detailed, individual comments on schemes.

3.0 PUBLIC CONSULTATION EXERCISE

3.1 Strutt & Parker therefore wrote directly to the occupiers of 49 local properties. A plan identifying these properties and a list of the address is attached at Appendix 2. Also at this appendix is a copy of the letter sent to residents and the enclosures (ie. Plan and elevational details of the proposed dwellings and response form).

3.2 A total 13 residents responded in writing. A further 4 residents telephoned representatives of the applicant with comments and questions, and 2 residents requested to meet with a representative of the applicant. The latter were visited to discuss the scheme on 07 March 2007. A plan identifying those properties that responded from the local area is attached at Appendix 3.

3.3 A summary of the comments received from local residents is attached at Appendix 4, whilst copies of this correspondence is attached at Appendix 5. Two local residents requested answers to specific queries and Strutt & Parker's responses are attached at Appendix 6.

3.4 As part of the public consultation exercise, the proposal was brought to the attention of the North Lancing Community Association (NLCA). It is understood that this now has in excess of 250 Members from the local area. The NLCA wrote to Strutt & Parker on 08 March 2007 (copy of letter attached at Appendix 7), requesting a meeting to discuss the proposal. This site meeting took place on Friday 15th March 2007 and was attended by Mr A Brook, Chair of the NLCA and 3 other Members.

3.5 Letters were also written to local Parish and District Councillors, seeking their informal views on the proposal. Copies of these letters, address list and enclosures are attached at

Appendix 8. In response to this, a site meeting took place with Councillor Kemp on Friday 09th March 2007 and a letter of comment was received from Councillor Keith Dollemore dated 15th March. Details of these are attached at Appendix 9.

4.0 PUBLIC CONSULTATION RESPONSES

4.1 The written and verbal comments received in response to the community consultation exercise can be summarised as:

- Concerns that the scheme would result in increased traffic movements in the vicinity.
- Object to the loss of protected trees.
- Concerns at the potential noise and disruption whilst construction is in progress.
- Concerns over the access to the site & possible hazard to other highway users.
- Concerns at impact on the character of the local area and creation of a 'housing estate'.
- Concern over increased on-street parking within Fairview Road
- Concerns at the impact on the Area of Outstanding National Beauty and environment more generally.
- Concerns that the development would devalue property within the area.
- Considered the consultation proposal should have provided further clarity on the proposed materials and dimensions of the dwellings.

5.0 DESIGN REVISIONS IN RESPONSE TO COMMUNITY CONSULTATION

5.1 The proposed design has been an evolutionary process, commencing with the initial on-site survey work. This process has continued in response to the comments received as part of the community consultation. These changes can be summarised as:

- Amendment of house type on unit 4, to reduce the bulk and massing of this property, particularly when viewed from the rear garden of No.4 Fairview Road. This change includes a reduction in overall ridge height of 1m.

- Relocation of the proposed vehicular access to the site from the eastern boundary of No. 6 Fairview Road, to the western boundary, to enhance the amenity of occupiers of No. 4 Fairview Road. The siting of the access and garage to No. 8 Fairview Road, means this property should not be unduly affected.

- Provision of off-street parking and turning area to No.6 Fairview Road to enhance highway safety.

- Identification of pedestrian walkway along new access drive to proposed dwellings, in alternative surfacing colour/ material.

- Revised siting of Units 1 and 2, further south, to enhance spacing between these proposed dwellings and No.77 Mill Road.

- Preparation of tree protection/ management plan and proposed landscaping scheme to minimise and mitigate loss of trees.

- Incorporation of Sustainable Urban Drainage Systems within the scheme.

- Proposed identification of a parking compound to be reserved for the off-road parking of construction vehicles during the building phase of the project.

- Proposed inclusion of on-site wheel washing facilities for use during the building phase of the project.

6.0 SUMMARY

6.1 This application represents the culmination of an iterative design process, integral to which has been a detailed public consultation exercise.

6.2 The comments received in response to this exercise were fed back into the design team and further significant changes were made to seek to address comments and concerns of local residents.

6.3 The design accompanying this planning application reflects the challenging and often competing aims of national, regional, strategic and local planning policy and the aspirations of the Local Planning Authority, statutory consultees, local amenity groups and local residents. The scheme submitted reflects an appropriate and careful balance of delivering much needed housing on previously developed land within the urban area and meeting the concerns and aspirations of the local community.

STRUTT & PARKER

Appendix 1

Land to the rear of No. 9 Fairview Road, Lancing. Plan No. MP1939.10

STRUTT & PARKER

Appendix 2

PLAN IDENTIFYING PROPERTIES DIRECTLY MAILED AS PART OF THE COMMUNITY CONSULTATION EXERCISE IN CONJUNCTION WITH PROPOSED DEVELOPMENT ON LAND TO REAR OF NO 6 FAIRVIEW ROAD, LANCING



Title	Address1	Address2	City	State	PostalCode
The Owner\Occupier	1 Fairview Road		Langley	Sussex	BN15 0PA
The Owner\Occupier	2 Fairview Road		Langley	Sussex	BN15 0PA
The Owner\Occupier	3 Fairview Road		Langley	Sussex	BN15 0PA
The Owner\Occupier	4 Fairview Road		Langley	Sussex	BN15 0PA
The Owner\Occupier	5 Fairview Road		Langley	Sussex	BN15 0PA
The Owner\Occupier	7 Fairview Road		Langley	Sussex	BN15 0PA
The Owner\Occupier	8 Fairview Road		Langley	Sussex	BN15 0PA
The Owner\Occupier	9 Fairview Road		Langley	Sussex	BN15 0PA
The Owner\Occupier	10 Fairview Road		Langley	Sussex	BN15 0PA
The Owner\Occupier	11 Fairview Road		Langley	Sussex	BN15 0PA
The Owner\Occupier	12 Fairview Road		Langley	Sussex	BN15 0PA
The Owner\Occupier	13 Fairview Road		Langley	Sussex	BN15 0PA
The Owner\Occupier	14 Fairview Road		Langley	Sussex	BN15 0PA
The Owner\Occupier	15 Fairview Road		Langley	Sussex	BN15 0PA
The Owner\Occupier	16 Fairview Road		Langley	Sussex	BN15 0PA
The Owner\Occupier	17 Fairview Road		Langley	Sussex	BN15 0PA
The Owner\Occupier	18 Fairview Road		Langley	Sussex	BN15 0PA
The Owner\Occupier	19 Fairview Road		Langley	Sussex	BN15 0PA
The Owner\Occupier	20 Fairview Road		Langley	Sussex	BN15 0PA
The Owner\Occupier	21 Fairview Road		Langley	Sussex	BN15 0PA
The Owner\Occupier	22 Fairview Road		Langley	Sussex	BN15 0PA
The Owner\Occupier	23 Fairview Road		Langley	Sussex	BN15 0PA
The Owner\Occupier	24 Fairview Road		Langley	Sussex	BN15 0PA
The Owner\Occupier	1 Fairview Gardens		Langley	Sussex	BN15 0PA
The Owner\Occupier	2 Fairview Gardens		Langley	Sussex	BN15 0PA
The Owner\Occupier	3 Fairview Gardens		Langley	Sussex	BN15 0PA
The Owner\Occupier	1 Fairview Close		Langley	Sussex	BN15 0PA
The Owner\Occupier	2 Fairview Close		Langley	Sussex	BN15 0PA
The Owner\Occupier	3 Fairview Close		Langley	Sussex	BN15 0PA
The Owner\Occupier	4 Fairview Close		Langley	Sussex	BN15 0PA

Title	Address1	Address2	City	State	PostalCode
The Owner/Occupier	5 Fairview Close		Lancing	Sussex	
The Owner/Occupier	55 Mill Road		Lancing	Sussex	BN15 0PZ
The Owner/Occupier	59 Mill Road		Lancing	Sussex	BN15 0PZ
The Owner/Occupier	61 Mill Road		Lancing	Sussex	BN15 0QA
The Owner/Occupier	67 Mill Road		Lancing	Sussex	BN15 0QA
The Owner/Occupier	71 Mill Road		Lancing	Sussex	BN15 0QA
The Owner/Occupier	75 Mill Road		Lancing	Sussex	BN15 0QA
The Owner/Occupier	Ardmore	Mount Way	Lancing	Sussex	BN15 0QD
The Owner/Occupier	Highview	Mount Way	Lancing	Sussex	BN15 0QD
The Owner/Occupier	Hilary	Mount Way	Lancing	Sussex	BN15 0QD
The Owner/Occupier	Hobbits	Mount Way	Lancing	Sussex	BN15 0QD
The Owner/Occupier	Juglans	Mount Way	Lancing	Sussex	BN15 0QD
The Owner/Occupier	Kelly House	Mount Way	Lancing	Sussex	BN15 0QD
The Owner/Occupier	Keltwood	Mount Way	Lancing	Sussex	BN15 0QD
The Owner/Occupier	Michaelmas	Mount Way	Lancing	Sussex	BN15 0QD
The Owner/Occupier	Rannoch	Mount Way	Lancing	Sussex	BN15 0QD
The Owner/Occupier	Seaview	Mount Way	Lancing	Sussex	BN15 0QD
The Owner/Occupier	Southerly	Mount Way	Lancing	Sussex	BN15 0QD

«Title»
«Address1»
«Address2»
«City»
«State»
«PostalCode»

Direct Line: 01903 282 505
E-Mail: enquiries@harlingtonhomes.co.uk

Our Ref: DAM/hmb

27 February 2007

Dear Resident

PROPOSED DEVELOPMENT AT 6 FAIRVIEW ROAD, LANCING

Strutt & Parker are instructed by Harlington Homes to put together a planning application to build 4 detached dwellings to the rear of No. 6 Fairview Road, including part of the back gardens of 69 Mill Road and 77 Mill Road. A draft location plan, elevations and floor plans are attached to this correspondence.

Adur District Council have recommended that we ask local residents for any comments on our draft ideas before we finalise and submit a formal planning application. There are a number of benefits to this approach:

- It is an opportunity for you to raise issues now, which we can then consider as we prepare a final scheme.
- It is an opportunity for us to help explain anything that may be unclear to you.
- It helps us to understand your priorities, so we can try and meet your aspirations for the site.

Harlington Homes will also try and meet local Councillors (including Parish, District and County), as well as local residents, so that they can also let us know their thoughts.

If you would like to meet with a representative of Harlington Homes, or speak to them on the phone please contact Jeff on the above telephone number. He will be pleased to arrange either a meeting or one of the directors to call you by telephone. You could meet at the proposed site or at your home. You can meet with Harlington Homes either individually or in a small group, whichever you prefer. If you would like a meeting could you please contact Jeff within 7 days from the date of this correspondence.

Alternatively, you may prefer to write to us with your comments. Please use the attached form, and send it back to me in the pre-paid envelope provided by 16th March. These comments will be given the same careful consideration as discussion directly with the applicant. We will of course acknowledge any written comments, unless you wish to remain anonymous.

Yours faithfully

Dale Mayhew BA BTP MRTPI
Associate

PROPOSED DEVELOPMENT AT 6 FAIRVIEW ROAD, LANCING

I was able / unable to attend a meeting to discuss the above proposals (please delete as applicable)

I have the following comments to make:

I would like clarification of the following points:
(please continue on another sheet if necessary)

Signed.....

Name (please print).....

Address.....

.....

Telephone number.....

Date.....

Please use the enclosed stamped, addressed envelope provided.

CONSULTANTS

CONSTRUCTION DESIGN CONSULTANCY

FAIRVIEW ROAD PLANNING

STRUTT & PARKER

Appendix 3

PLAN IDENTIFYING LOCAL RESIDENTS WHO RESPONDED AS PART OF THE COMMUNITY CONSULTATION EXERCISE IN CONJUNCTION WITHPROPOSED DEVELOPMENT ON LAND TO REAR OF NO 6 FAIRVIEW ROAD, LANCING



GREEN = LETTER
RED = TELEPHONE CONVERSATION
PURPLE = MEETING

STRUTT & PARKER

Appendix 4

House number	Response	Comments
1 Fairview Road	LETTER	Preservation of trees. Width & gradient of proposed access road? Building to west of No. 4? No scale indicated
2 Fairview Road	TELEPHONE	Reluctant for devel in his 'back garden', lots of disruption, wants compensation, seeking legal advice
4 Fairview Road	MEETING	Asked if could change to chalet bungalow, if would densely plant along the boundary, what materials & window facing what direction?
7 Fairview Road	LETTER	More appropriate for access from Mill Rd, vehicle movement should be reduced
9 Fairview Road	LETTER	Becoming a housing estate. Wants more info from developers & Adur
10 Fairview Road	MEETING	Concern if built next door to them
12 Fairview Road	LETTER	Like proposal. Interested in plot 4
15 Fairview Road	LETTER	Construction traffic should park on site not Fairview and so reduce congestion
20 Fairview Road	LETTER	Access road & AONB
22 Fairview Road	LETTER	Area incapable of supporting mini estates or infilling, unsuitable for high density housing, environment, traffic probs, diminishing property values
24 Fairview Road	LETTER	Development could lead to further disruption, make sure issues of No 5 are addressed, bus route, emergency vehicles, service or access road to be constructed to site
Juglans, Mount Way	LETTER	Against mini back garden estates, concerned at loss of trees, dangerous access
Keltwood, Mount Way	LETTER	No objection if existing trees remain
Michaelmas, Mount Way	LETTER	Traffic along Fairview Rd hampered by Construction traffic @ No 5 Fairview Gardens. Clarify how avoid prob & minimise local traffic disruption
Rannoch, Mount Way	LETTER & TELEPHONE	Environment, preserving atmosphere of community, proximity of national park, removal

		of trees, dimensions of site , water, more precise info needed
Seaview, Mount Way	LETTER & TELEPHONE	Noise & disturbance during devel, hazardous junction, devalue property, length of devel, use of heavy machinery for soil, plans needed showing all new houses, happy to hear of no future plans

STRUTT & PARKER

Appendix 5

RECEIVED
- 7 MAR 2007

PROPOSED DEVELOPMENT AT 6 FAIRVIEW ROAD, LANCING

I was able / unable to attend a meeting to discuss the above proposals (please delete as applicable)

I have the following comments to make:

The development as shown on the plan will generate much noise and disturbance for Mount Way during construction work. It should be noted that the junction of Fairview Road with Mill Road is quite hazardous and will become more so. We believe this is only the beginning of development along the North side of Fairview. The inhabitants of Mount Way are mainly elderly and bought their properties in the belief that they would keep their relative values. Such a development will certainly lower values of the property on Mount Way.

I would like clarification of the following points:
(please continue on another sheet if necessary)

Over what time is development planned?
Will there be use of heavy machinery to move and level soil?
Are there plans available showing all planned new houses?

Signed.....[redacted].....

Name (please print).....B. J. GARDNER.....

Address.....SEAVIEW, MOUNT WAY.....

.....LANCING BN15 0QD.....

Telephone number.....

Date.....2/3/07.....

Please use the enclosed stamped, addressed envelope provided.

RECEIVED
- 2 MAR 2007

PROPOSED DEVELOPMENT AT 6 FAIRVIEW ROAD, LANCING

I was able / unable to attend a meeting to discuss the above proposals (please delete as applicable)

I have the following comments to make:

I would like clarification of the following points:
(please continue on another sheet if necessary)
During recent building works associated with "Fairview Heights" normal traffic (incl buses) moving along Fairview was severely hampered by construction vehicles as well as contractor vehicles parked in Fairview road. This is a concern to me as I frequently use this route.
Can you clarify how you will avoid this problem and/or manage this to minimise local traffic disruption.

Signed.....[redacted].....

Name (please print).....H. R. JONES.....

Address.....Michaelmas, Mount Way.....

.....Lancing, Sussex.....

Telephone number.....

Date.....28/2/07.....

Please use the enclosed stamped, addressed envelope provided.

RECEIVED
- 7 MAR 2007

~~PROPOSED~~ DEVELOPMENT AT 6 FAIRVIEW ROAD, LANCING

I was able / unable to attend a meeting to discuss the above proposals (please delete as applicable)

I have the following comments to make:

We are strongly opposed to the suggested development in Fairview Road, specially the fact that access will be from Fairview Road. We fear any future properties for sale will suffer the same treatment. This area is so near the Sussex Downs which are protected from development and we consider it should be protected likewise. We have an abundance of wild life in our gardens, and we consider this should also be protected. Many people in the area also strongly object to the proposed development and will also be communicating with our local Council.

I would like clarification of the following points:
(please continue on another sheet if necessary)

Signed.....[redacted].....

Name (please print)....Mr. & Mrs. D.G. Lowe.....

Address.....20, Fairview Road,.....

.....North Lancing. BN15.0PA.....

Telephone number.....

Date.....5th March 2007.....

Please use the enclosed stamped, addressed envelope provided.

RECEIVED
- 6 MAR 2007

PROPOSED DEVELOPMENT AT 6 FAIRVIEW ROAD, LANCING

I was ~~able~~ / unable to attend a meeting to discuss the above proposals (please delete as applicable)

I have the following comments to make: Being a name we find Builder and developer for over 30 years and my father before myself for up to 20 years probably developing over ¼ th of Lancing in the private sector we have never given permission to develop backland as it was called, therefore I object to backland development, but as this government has stated all land which can be built on can be developed, so if this is the case no objections would be considered, my only concern is that the access road to the site should be 75% complete to allow all operatives to park on site instead of parking in Fairview Rd. which caused major congestion at times as this is a very busy narrow Road which we all found when new development was carried out on the opposite side of the enterance of the site in question for almost 2 years causing distress to many owners.

I would like clarification of the following points:
(please continue on another sheet if necessary)

As this proposed new development is further down the road from my property and on the opposite side I have no major objections

Signed [redacted]

Name (please print) B. COWLEY

Address 15 FAIRVIEW ROAD
LANCING

Telephone number

Date 3-3-07

Please use the enclosed stamped, addressed envelope provided.

RECEIVED
- 6 MAR 2007

PROPOSED DEVELOPMENT AT 6 FAIRVIEW ROAD, LANCING

I was ~~able~~ / unable to attend a meeting to discuss the above proposals (please delete as applicable)

I have the following comments to make:

I have no objections to the proposed development at the above address providing the existing trees remain

If it is proposed to remove the trees then I would have an objection.

I would like clarification of the following points:
(please continue on another sheet if necessary)

Signed.....[redacted].....

Name (please print).....Mr P. L WATTS.....

Address.....KELTWOOD.....

MOUNT WAY LANCING WEST SUSSEX BN15 0QD

Telephone number.....

Date.....5/03/07.....

Please use the enclosed stamped, addressed envelope provided.

RECEIVED
- 6 MAR 2007

PROPOSED DEVELOPMENT AT 6 FAIRVIEW ROAD, LANCING

I was able / unable to attend a meeting to discuss the above proposals (please delete as applicable)

I have the following comments to make:

It would be more appropriate for access to the site to be from MILL RD. NOT FAIRVIEW RD.

Because of the narrowness of Fairview Rd, vehicle movements should be reduced - NOT increased as would occur under the proposed development

I would like clarification of the following points:
(please continue on another sheet if necessary)

Signed.....[redacted].....

Name (please print) MR. J. A. POLWIN

Address 7 FAIRVIEW RD
LANCING.

Telephone number.....

Date 04 03 07

Please use the enclosed stamped, addressed envelope provided.

RECEIVED
19 MAR 2007

PROPOSED DEVELOPMENT AT 6 FAIRVIEW ROAD, LANCING

I was able / unable to attend a meeting to discuss the above proposals (please delete as applicable)

I have the following comments to make:

WITH THE DEVELOPMENT AT NOS FAIRVIEW RECENTLY, AND NOW THIS ONE AS A LOCAL RESIDENT OF 14 YEARS IT'S BECOMING ANOTHER HOUSING ESTATE, NOT GOOD FOR THIS LOVELY AREA IN WHICH I AM LOCAL RESIDENT, AND WOULD LIKE MORE INFORMATION FROM YOU AND ADUR COUNCIL WITH FORMAL PLANNING APPLICATION ASP

I would like clarification of the following points:
(please continue on another sheet if necessary)

Signed..... [redacted] .....

Name (please print)..... O PLOWMAN .....

Address..... 9 FAIRVIEW ROAD .....

..... LANCING WEST SUSSEX BN15 0PA .....

Telephone number.... .....

Date..... 16.3.07 .....

Please use the enclosed stamped, addressed envelope provided.

RECEIVED
- 8 MAR 2007

PROPOSED DEVELOPMENT AT 6 FAIRVIEW ROAD, LANCING

I was able / unable to attend a meeting to discuss the above proposals (please delete as applicable)

I have the following comments to make:

1 In principle we are opposed to any further developments of the kind propsed in this part of North Lancing
   (a) on environmental grounds
   (b) as a means of preserving the value of the homes already here and the general atmosphere of the community, inevitably under stress whenever the issue is raised
   (c) in view of the proximity of the National Park and the need to preserve the area adjacent to the Park as an area of natural beauty.

   For these readons we will support the Local Community Association (or any other responsible group) in opposition to such plans.

2 Should any such developments take place we would resist moves to fell any trees with ten or more years of life in them by which time issues of development may look very different.

3 More precise comments are neither possible nor appropriate since you submit
   no plans or precise locations
   no ground measurements, height or reference to gradients
   no information as to the the developing company, their resources, backing, reliability, past record, previous experience or quality of workmanship.

I would like clarification of the following points:
(please continue on another sheet if necessary)

[redacted]

Signed.....[redacted].....

Name (please print).....A. GILMORE.....

Address.....RANNOCH MOUNT WAY

.....NORTH LANCING.....

Telephone number.....

Date.....7-3-07.....

Please use the enclosed stamped, addressed envelope provided.

RECEIVED
12 MAR 2007

PROPOSED DEVELOPMENT AT 6 FAIRVIEW ROAD, LANCING

I was able / ~~unable to attend a meeting~~ to discuss the above proposals (please delete as applicable) on the telephone with Harlington Homes.

I have the following comments to make:

I like the look of the proposed properties — in fact, if it goes ahead with the design, I would be interested in Plot 4 myself.

I would like clarification of the following points:
(please continue on another sheet if necessary)

Signed..... [redacted] .....

Name (please print) MRS P. J. COLE .....

Address 12 FAIRVIEW ROAD N. LANCING,
W. SUSSEX. BN15 0PA .....

Telephone number. .....

Date 7/3/07 .....

Please use the enclosed stamped, addressed envelope provided.

RECEIVED
- 9 MAR 2007

PROPOSED DEVELOPMENT AT 6 FAIRVIEW ROAD, LANCING

I was able / unable to attend a meeting to discuss the above proposals (please delete as applicable)

I have the following comments to make:

This is surely property speculation gone mad. The village character and infrastructure of North Lancing with its narrow roads is incapable of supporting further mini-estates or infilling with executive hovels and is totally unsuitable for high density housing The recent development in Fairview Road has unfortunately set a precedent which has attracted property speculators who are oblivious to the 'quality of life' and environmental concerns of the residents of North Lancing. In recent years, the build up of traffic queuing at the limited access points to the notoriously congested A27 from North Lancing has grown significantly presenting serious problems for the parents of the 450 pupils of the primary school at the Manor Road/Mill Road junction. Why should the residents of North Lancing put up with the slow degradation of their community and the inevitable diminishing of their property values to put money in the pockets of opportunist speculators encouraged by a government afraid to tackle the real causes of the housing shortage facing this country?

I would like clarification of the following points:
(please continue on another sheet if necessary)

Signed.....[redacted].....

Name (please print)...R R Weolven.....

Address....22 Fairview Rd.....

.....North Lancing.....

Telephone number.....

Date.....7/3/07.....

Please use the enclosed stamped, addressed envelope provided.

RECEIVED
15 MAR 2007

PROPOSED DEVELOPMENT AT 6 FAIRVIEW ROAD, LANCING

I was ~~able~~ / unable to attend a meeting to discuss the above proposals (please delete as applicable)

I have the following comments to make:

We are against mini estates fitting back garden development in a prime residential area such as this.

We are also very concerned at the presumed loss of the stand of trees, which are no way near the end of their life. Too many trees were lost in this area in the great storm of 1987. These cannot be replaced by the odd ornamental tree here & there, planted to avoid the properties.

I ~~would like clarification of the following~~ points:
(~~please continue on another sheet if necessary~~)

We consider the access into Fairview Road to be dangerous due to the narrowness of the proposed road into site + lack of visibility splay.

Signed.....[redacted].....

Name (please print)....MR & MRS. R J BAKER.....

Address....JUGLANS MOUNT WAY.....

LANCING. WEST SUSSEX.....

Telephone number.....

Date.....14 MARCH 2007.....

Please use the enclosed stamped, addressed envelope provided.

PROPOSED DEVELOPMENT AT 6 FAIRVIEW ROAD, LANCING

RECEIVED
- 5 MAR 2007

I ~~was~~ able / ~~unable~~ to attend a meeting on site to discuss the above proposals (please delete as applicable)

I have the following comments to make:

The site plan gives no scale to enable a proper understanding of scheme.
The site plan appears to be economic with the truth.
There is a Tree Preservation Order in force — how do you reconcile this to the proposals.
No detail of support given - see Dalton (1996).

NB. Your letter dated 27 February 2007 was received on 1 March 2007.

I would like clarification of the following points:
(please continue on another sheet if necessary)
What is width and gradient of proposed access road?
What is building to west of proposed house N° 4?

Signed. [redacted]

Name (please print) G.A.E. GRAY

Address 1 FAIRVIEW ROAD
LANCING W. SUSSEX BN15 0PA

Telephone number

Date 2 March 2007

Please use the enclosed stamped, addressed envelope provided.

Dale Mayhew

From: [redacted]
Sent: [redacted]
To: Dale Mayhew
Cc: enquiries@harlingtonhomes.co.uk
Subject: Re: Proposed Development at 6 Fairview Road, Lancing

Dear Mr Mayhew

Thank you for your letter (dated 27 February 2007) inviting comments on the proposed planning application for new homes at 6 Fairview Road, Lancing.

We live some distance down the street from the site and do not have any misgivings to the proposed development other than the transitional effects of the actual building process. This process however, could lead to further disruption to our normal lives in Fairview Road. We would like to be assured by the developers that the inconveniences experienced by the residents during the previous development at No. 5 opposite will be addressed.

On numerous occasions the road was blocked (for anything up to 45 minutes) to enable deliveries to be made to the site. The local bus service would frequently have to turn down St. James' Avenue in order to complete its route and clearly emergency vehicles could not have proceeded along Fairview Road. It should be noted that this bus service has since been withdrawn but whether the route blockages were a factor is not known.

Reports were made to the council and the police, but the "closures" continued to be an issue until the development was completed. Incidentally one of the contributing factors to the congestion was the large van parked permanently opposite the site entrance it is believed that this van belonged to your client at number 6 (see council photograph attached).

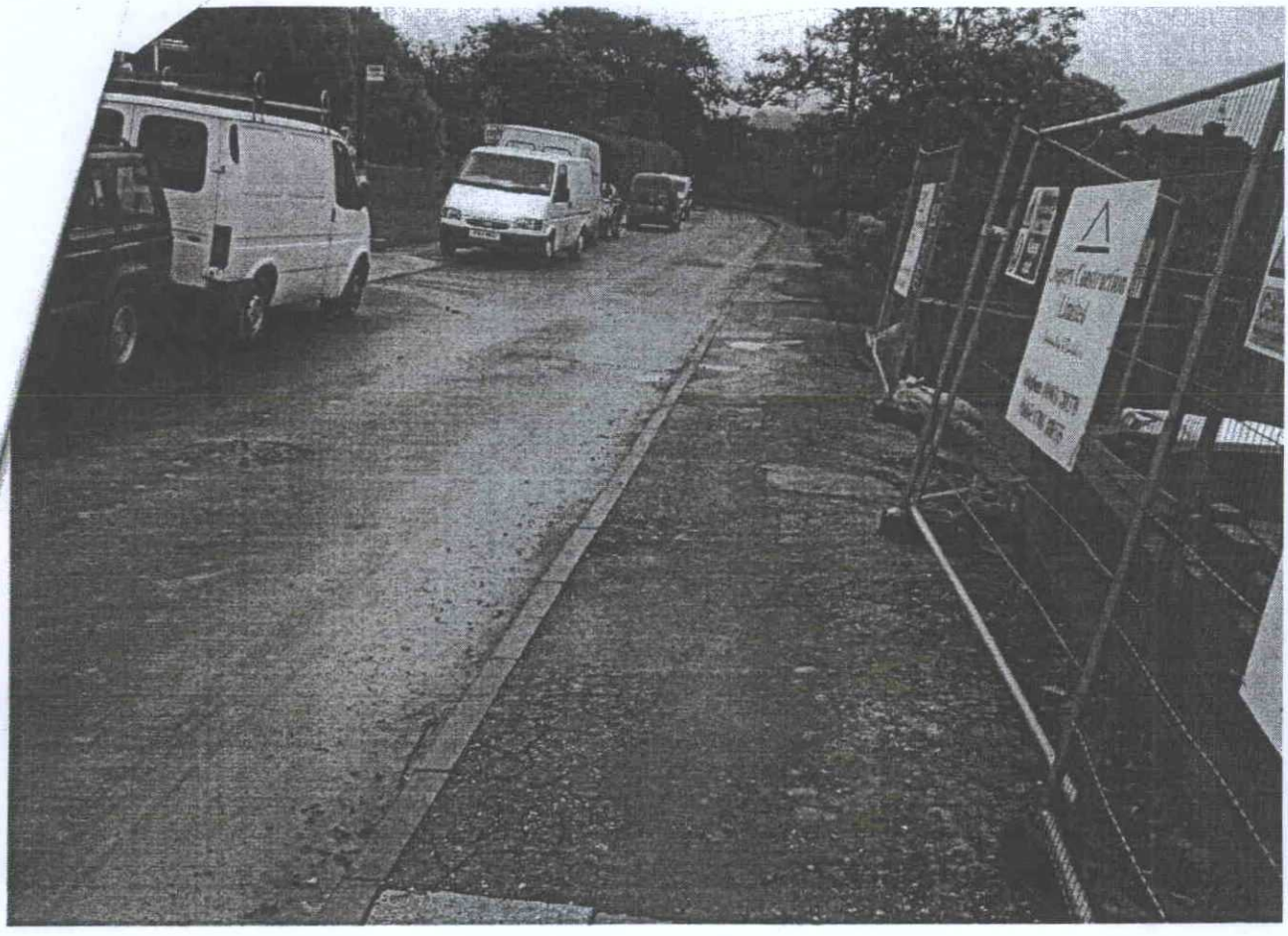
Might we suggest that a service or access road be constructed leading to the site, to enable deliveries to be made without having to block Fairview Road again?

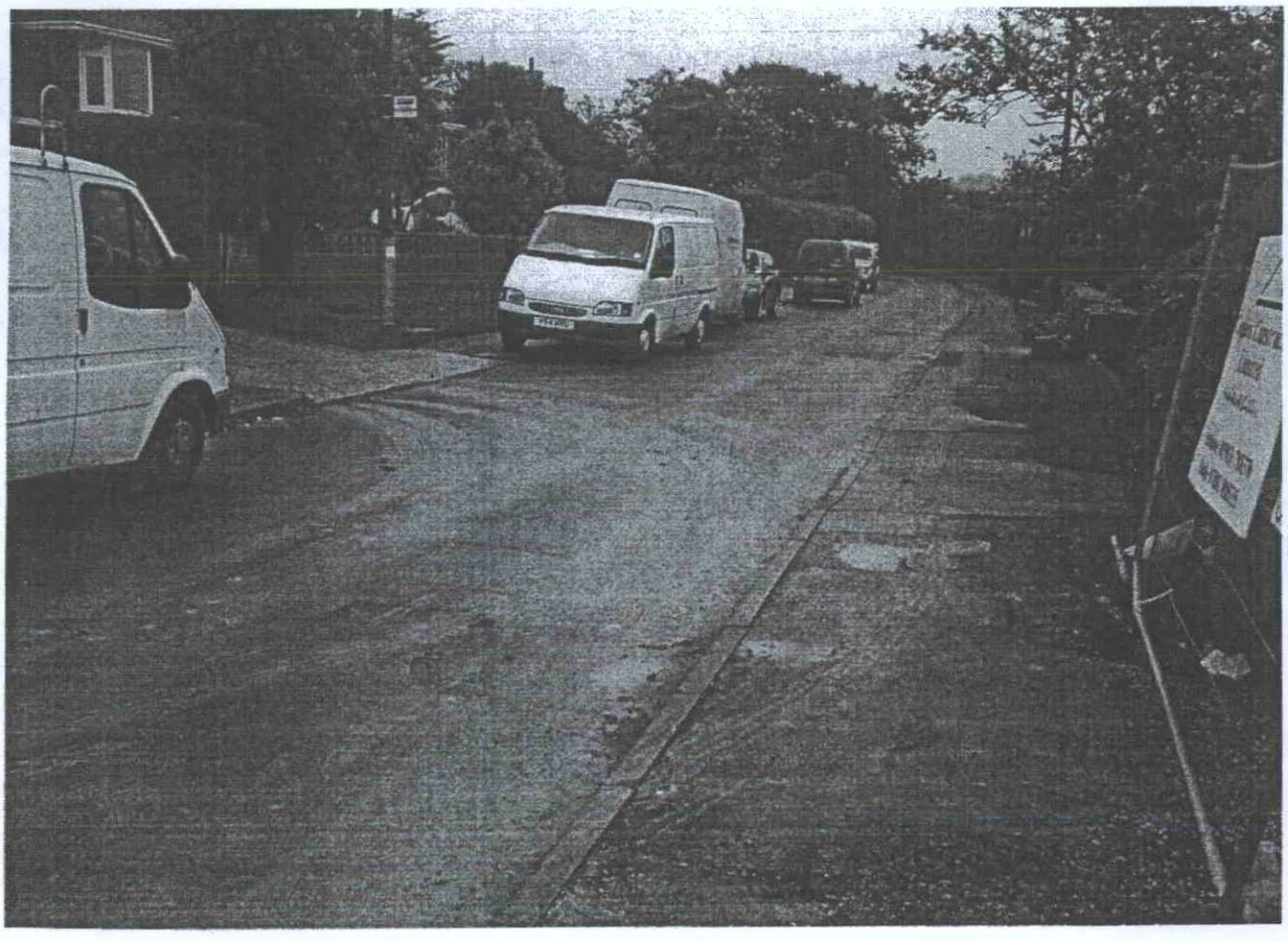
We are confident that the planning application process will fairly assess the merits of this proposal and ensure that the relevant legislation is satisfied in every aspect.

It would be appreciated if you could acknowledge receipt of this email and keep us updated as the development progresses.

Yours sincerely

Fred, Sunja & Charles Sharpe
24 Fairview Road
Lancing
BN15 0PA





STRUTT & PARKER

Appendix 6

G A E Gray Esq
1 Fairview Road
Lancing
West Sussex
BN15 0PA

Direct Line: 01273 407001
E-Mail: dale.mayhew
@struttandparker.co.uk
Our Ref: DAM/hmb

05 March 2007

Dear Mr Gray

PROPOSED DEVELOPMENT AT 6 FAIRVIEW ROAD, LANCING

Thank you for your correspondence dated 02 March, in which you requested further clarification on the width and gradient of the proposed access road and the purpose of the building to the west of proposed house number 4.

I am able to confirm that the width of the access road is 4.7m where it meets the carriageway as required by West Sussex County Council (as the Highways Authority). The gradient of the access road for the first 10m will be between 1.65 and 1.7, which has also confirmed as acceptable. The building to the west of the proposed house number 4 will be a bin store for the storage of wheelie bins for the 4 dwellings.

With regard to the other comments in your letter, the drawings are indicative and not to scale as they are only to illustrate a suggestive layout that is yet to be confirmed. This is to give you, as a local resident, an idea of what is likely to be submitted to the Local Planning Authority (LPA) in due course. We are also aware of the Tree Preservation Order (TPO) within the site area and are in the process of carrying out assessments of the health of each individual tree at the Council's request. This assessment, along with a comprehensive landscaping scheme will accompany the full planning application at the point of submission along with a Design & Access Statement.

I am unsure of the relevance to Dalton (1896) unless you consider that the information we have given you at this time has no substance and unconnected. The purpose of the exercise is to obtain the opinion of local residents and Councillors before the proposals are submitted in its complete form to the LPA for their consideration. Once the application is registered the LPA will formally consult you and at this stage you will be able to review scaled drawings as well as other supporting information that will enable you to make further comments, which will be considered by the LPA when they make a decision on the application.

I hope this letter clarifies those issues that you have brought to our attention. I note from the form that you state that you are able to attend a meeting and I assume that you have made contact with Jeff of Harlington Homes to arrange this meeting. His direct number is on the original letter, 01903 282505.

Yours sincerely

Dale Mayhew BA BTP MRTPI
Associate

A R Jones Esq
Michaelmas
Mount Way
Lancing
West Sussex

Direct Line: 01273 407001
E-Mail: dale.mayhew
@struttandparker.co.uk
Our Ref: DAM/hmb

05 March 2007

Dear Mr Jones

PROPOSED DEVELOPMENT AT 6 FAIRVIEW ROAD, LANCING

Thank you for your recent correspondence regarding the above. I understand that you have concerns regarding construction traffic on Fairview Road. Although the parking and movement of construction vehicles when a development is in the building stage is not usually considered a planning matter, it is agreed that there is an effect on local residents, particularly when deliveries are being made to the site. Although we cannot guarantee that there will be no disruption, it is envisaged that the site will be cleared to a point where construction vehicles can drive into the site without parking on Fairview Road. I will pass your comments on to the developers, and it is hoped that a compromise can be made that will appease local residents.

Accordingly, the Local Planning Authority may ensure that there are conditions in place, if planning permission is granted, to ensure that contractors' vehicles are not parked in Fairview Road in such positions that cause highway hazards to other users.

I hope this clarifies this matter for you.

Yours sincerely

Dale Mayhew BA BTP MRTPI
Associate

STRUTT & PARKER

Appendix 7



The North Lancing Community Association

• promoting the village • a forum for residents views •
• working to create community spirit •

Founded in October 2006

16/3 5.30

Mr Dale Mayhew
Strutt and Parker
201 High Street
Lewes
East Sussex
BN7 2NR

RECEIVED
- 9 MAR 2007

Thursday, 08 March 2007

Dear Mr. Mayhew

Proposed development at 6 Fairview Road in North Lancing

The North Lancing Community Association would very much like to meet and discuss the above-mentioned proposal with the developer and/or their representatives.

Three committee members and myself would be able to do so after 5.30pm on either Monday 19th March or Tuesday 20th March.

Please let me know if this suits and I will arrange a suitable venue; if these dates are not suitable, perhaps you would be able to telephone me to talk through arranging an alternative.

Yours sincerely

[redacted]

Andrew Brook
Chairperson

41 Ring Road North Lancing BN15 0QE office 01903 750299
email **andy@northlancing.com** website **www.northlancing.com**

STRUTT & PARKER

Appendix 8

Councillor Stephen Pickup
C/o Mr R Wickens
The Clerk
Lancing Parish Hall
96-98 South Street
Lancing
West Sussex
BN15 8AJ

Cllr Angela Mills
C/o Mr R Wickens
The Clerk
Lancing Parish Hall
96-98 South Street
Lancing
West Sussex
BN15 8AJ

Cllr Stephen Martin
C/o Mr R Wickens
The Clerk
Lancing Parish Hall
96-98 South Street
Lancing
West Sussex
BN15 8AJ

Cllr Chris Kemp
C/o Mr R Wickens
The Clerk
Lancing Parish Hall
96-98 South Street
Lancing
West Sussex
BN15 8AJ

Cllr Keith Dollemore
C/o Adur District Council
Civic Centre
Ham Road
Shoreham by Sea
West Sussex
BN43 6PR

Cllr Carson Albury
C/o Adur District Council
Civic Centre
Ham Road
Shoreham by Sea
West Sussex
BN43 6PR

«title»
«address_1»
«address_2»
«city»
«state»
«postal code»

Direct Line: 01903 282 505
E-Mail: enquiries@harlingtonhomes.co.uk

Our Ref: DAM/hmb

27 February 2007

Dear Councillor

6 FAIRVIEW ROAD, LANCING

Strutt & Parker are instructed by Harlington Homes to put together a planning application to build 4 detached dwellings to the rear of No. 6 Fairview Road, including part of the back gardens of 69 Mill Road and 77 Mill Road. A draft location plan, elevations and floor plans are attached to this correspondence.

Adur District Council have recommended that we ask local residents and Councillors for any comments on our draft ideas before we finalise and submit a formal planning application. There are a number of benefits to this approach:

- It is an opportunity for you to raise issues now, which we can then consider as we prepare a final scheme.
- It is an opportunity for us to help explain anything that may be unclear to you.
- It helps us to understand your priorities, so we can try and meet your aspirations for the site.

Harlington Homes are proposing also to meet with local residents and a separate letter is going out to those who live in Fairview Road, Mount Way and the west side of Mill Road between Fairview Road and Mount Way.

The Directors of Harlington Homes would like to meet you and other local Members (including elected Members of Lancing Parish Council, Adur District Council and West Sussex County Council), to discuss the proposals. It is proposed to meet with local Members at the site, and then maybe continue the meeting at the Sussex Potter Public House on Manor Road. This would be an informal meeting for you to discuss the proposals, peruse the plans and discuss your concerns with the Directors of Harlington Homes.

The date for this meeting has not yet been set, but if you would like to contact Jeff Djevdet at Harlington Homes on the above telephone number, he would be pleased to give you some indicative dates. Could you please contact him within 7 days from the date of this correspondence.

Alternatively, you may prefer to write to us with your comments. Please use the attached form, and send it back to me in the pre-paid envelope provided by 16th March. These comments will be given the same careful consideration as discussion directly with the applicant. We will of course acknowledge any written comments, unless you wish to remain anonymous.

Yours sincerely

Dale Mayhew BA BTP MRTPI
Associate

PROPOSED DEVELOPMENT AT 6 FAIRVIEW ROAD, LANCING

I was able / unable to attend a meeting to discuss the above proposals (please delete as applicable)

I have the following comments to make:

I would like clarification of the following points:
(please continue on another sheet if necessary)

Signed.....

Name (please print).....

Address.....

.....

Telephone number.....

Date.....

Please use the enclosed stamped, addressed envelope provided.

CONSULTANTS

CONSTRUCTION DESIGN CONSULTANCY

FAIRVIEW ROAD LANCING

STRUTT & PARKER

Appendix 9

ADUR
DISTRICT COUNCIL

59, Irene Avenue,
Lancing BN15 9NY
Telephone: (01903) 754342

RECEIVED
19 MAR 2007

Councillor Keith Dollemore

Councillor for Manor Ward

15th March 2007

Dale Mayhew BA BTP MRTPI
Strutt & Parker
High Street
Lewes

Dear Dale Mayhew,

Re: 6 Fairview Road, Lancing

Thank you for your letter of 27th February and the enclosed drawings.

I am not inclined to attend any private meeting with your good selves or your client, as it may be open to miss-interpretation, however, I am quite willing to attend any public meeting subject to my availability.

In general terms, I have concerns about 'back-lands' development, loss of gardens and open space (public or private).

Fairview Road is a narrow road subject to considerable on-street parking, which is close to capacity. This restricts vehicles to travelling in single file, passing oncoming vehicles only were there are passing places between the parked vehicles. This area, high on the hillside, has recently lost its bus service along Fairveiw Road due in part to the obstructions encountered. This has deprived the area of its public transport contrary to the drive to encourage both its growth and use. It has disadvantage anyone without the use of private transport and means any new development must be dependent on private transport. Any increase in development will increase the pressure on the use of these narrow roads.

Specifically as regards the proposed designs and layout, while I like the design of the buildings I do have great concern that there is totally inadequate provision for off road parking of vehicles. This is most unsatisfactory and will only add to increased use of the public highway for parking. I am aware of the current national guideline on this provision but it is mine and that of many people that it is unrealistic, detrimental to the environment and the community. In fact, totally wrong.

Overall, and taking all the wider issues into consideration including my personal desire to see quality homes being built within Adur, it is unlikely I will support any development in this location along the proposed lines.

Yours sincerely,

[redacted]

Councillor Keith Dollemore

FILE NOTE

Meeting with Cllr Kemp on Friday 9th March at 4pm.

Present: Harlington Homes: Jeff Djevdet (JD), Ryan Flippance (RF), Alex Smith (AS),
Strutt & Parker: Carol Doyle (CD), Bethan Allenby (BA)

The meeting was held in the rear garden of 6 Fairview Road. Cllr Kemp thanked both parties for meeting with him. His main concerns were the intensification of parking within Fairview Road, the disruption to local residents when the building work commences, the drainage systems that were being considered, the type and style of housing proposed and the maintenance of the TPO trees.

CD pointed out to Cllr Kemp the large hard standing area already in existence within the rear garden which has 4 vehicles parked on it. She explained that this could be utilised as an area for contractors vehicles and also a place for loading/unloading and storage of materials whilst work was under way. This would keep the road clear and not cause any undue disruption or congestion for local residents.

CD also explained that there would always be a certain amount of disruption associated with building work and the developer would strive to keep this as little as possible. Wheel washing was also a consideration to prevent mud and other debris on the carriageway.

CD explained that a SUDS technique was being investigated to allow surface water to drain into the ground rather than being discharged straight into the outfall. RF said that the houses would be connected to the main water supply within the area as well as the main sewer and should there be a problem with low water pressure as Cllr Kemp pointed out there sometimes was, this would be the responsibility of the statutory undertaker to sort out.

Cllr Kemp was shown the sketches of the proposed housing and he remarked they were similar to those built at Fairview Gardens and he was satisfied that this type of design would fit into the area, JD and RF showed him around the site, pointing out the changes in ground level and how the different style of houses would integrate with the topography of the area.

Cllr Kemp looked closely at the trees. He noted that there were several that had fallen and it was explained to him that due to failing health, the owner of the property was unable to manage the trees as he had been able to some years ago. Cllr Kemp expressed concern over the shallow tree roots and the size of the trees so close to the properties.

The meeting closed at 4:50pm.