Tim Loughton M.P.
East Worthing and Shoreham

HOUSE OF COMMONS
LONDON SW1A 0AA

By e-mail to: planning@adur-worthing.gov.uk

8th November 2022

Dear Sir

Planning application AWDM/1394/22 – 20 Firle Road Lancing BN15 ONZ

I am writing to register my objections to the above planning application as MP for the area involved. I would also point out that I am very familiar with this site having visited on may occasions including when approached by constituents on previous similarly inappropriate planning applications. The case for this application appears even weaker than many of those previously and it is therefore nor surprising that constituents have expressed their near universal objections to these plans and sought my support which I am happy to give.

The area is in an already heavily developed residential area at the northern extremity on North Lancing bordering on the important South Downs National Park. I therefore share the concerns already expressed by the SDNP Authority about this development being in the wrong place, having an overbearing impact from both the Park looking south and looking north from Lancing. It is difficult to see how the 'barn like structures' fit in to the existing landscape, particularly with the heavy reliance on glass, some with overbearing pitched roofs.

The site is accessed through a particularly steep drive over a steep and narrow road where it is already difficult to navigate through parked vehicles. However, on past assessments serious questions have been raised about the ability of service and other vehicles of any size being able to negotiate the slope. More worryingly there have been several cases of parked lorries rolling down the hill and crashing into properties on Firle Road such is the severity of the gradient. This is just another accident waiting to happen.

There is considerable wildlife interest in the unique landscape that comprises the potential site. The ecological reports have confirmed several trees of interest providing habitats for much wildlife and it is therefore alarming to see so much clearance work already having taken place before planning permission has been considered. I would like to know what action the Council has undertaken to assess the damage to biodiversity already inflicted on the area. Apparently, there has been little regard by the developer for the considerable noise, disruption and general aggravation already inflicted on neighbouring residents which does not bode well for the prolonged detrimental impact on my constituents during building work were permission to be granted.

There is also the issue of the instability of the land particularly around the chalk deposits where there are regular chalk landfalls which would only be undermined further by such a substantial additional development in the immediate area.

The final point is whether this development is actually needed. Whilst undoubtedly additional housing is required in Adur which is already posing substantial challenges for the few open spaces remaining in the Adur district outside of the National Park which accounts for some 52% of the land space. These are high end luxury houses which are unlikely to have any impact on existing housing waiting lists and as such cannot be seen as a priority and particularly not in light of the considerable detrimental impact it will have on the existing community and landscape which I have detailed above.

I would be happy to provide additional comment and information to the Planning Committee if required but in the meantime, I strongly urge officers to recommend refusal of this application.

Yours sincerely

[redacted]

Tim Loughton
Member of Parliament for East Worthing & Shoreham