10 Fairview Road
North Lancing
Sussex BN15 0PA

ADUR D.C.
CHIEF EXECUTIVE'S
DEPARTMENT
- 1 SEP 2009

Re: Planning application ADC/0309/09 (land to rear 6&8 Fairview Road)

Case Officer: Keith Morgan

Comments/Concerns

Following up on your recent site visit (12/8/09) one of my concerns is for the protection of this significant tree canopy which forms a major part of the North Lancing landscape and is a natural corridor for much wildlife.

While the proposals attempt to ameliorate the loss of trees, (7 healthy trees plus 6 on H&S grounds – according to arboricultural report) 13 trees is still a substantial loss. Policies AB24 and AB25 of the local plan provide clear guidance that protected trees will be retained, especially those "that make a significant contribution to the visual quality and character of a locality", which these trees clearly do. However, in addition to this loss, I am particularly concerned about the potential for future loss of trees due to construction works/drains/toxic wastes and destabilisation due to building so close to or within Root Protection Area's - the arboricultural report admits that special care will need to be taken here, especially behind plot 1 – the proposed house and parking arrangements for plot 1 will cut directly into the RPA of the substantial ash and sycamore trees here which form a major part of the canopy. In addition, there is a substantial sycamore on my property (not on the plans) which would be within 6m of the proposed plot 1 – I am especially concerned about the potential to damage and destabilise this and other trees - the underlying chalk is very close to the surface in this location and combined with the shallow rooted nature of these trees would make them even more susceptible to damage and hence destabilisation - this point is specifically mentioned in the arboricultural report. Also, the arboricultural report is very vague regarding underground services, suggesting "confirmation should be sought from others".

Given the way the proposed buildings have been shoe horned amidst the trees in totally inappropriate sites, it seems entirely probable that the Local Planning Authority would come under pressure from occupiers of the proposed houses to remove or substantially cut back many of these trees insofar as they might interfere with sunlight or otherwise cause inconvenience to the occupiers of the new houses.

Given the nature of most construction sites, the potential to slowly erode into this semi-rural landscape through accidental/toxic waste damage and the post development pressures highlighted above is, I feel, unacceptable. Will the council will be especially diligent in prosecuting any "accidental" damage?

The 2 plots are particularly overbearing on #77 Mill Road and #8/#10 Fairview Road, not just physically but also regarding opposing windows. As far as I can see, this clearly breaches the guidelines for spacing between new dwellings as per of Adur Councils Development control standards. It should also be noted that being on steeply sloping land, any overbearing will be particularly enhanced and as such will not respect the spacious qualities of the area nor the privacy enjoyed by the local residents.

The previous application in this location was refused largely due to the loss of trees and detriment to the attractive and wooded character of this semi-rural area. This application needs to be appraised regarding both the initial loss of protected trees but also with the forementioned very real potential losses in mind.

Mr&Mrs R Godman