Obj - Nep

19th Nov 2018

317, Upper Shoreham Rd,
Shoreham-by-Sea,
West Sussex,
BN43 5QB

ADUR & WORTHING
3 DEC 2018
PLANNING SERVICES

Reference to AWDM/0961/17
Land East of Shadwells Rd at Mash Barn Estate, Mash Barn Lane, Lancing, West Sussex.

Dear Sir/Madam,
Thank you for your letter re-notification of the resubmission of the development plans around Mash Barn Lane.

I have many concerns about safety issues if this area is developed for Ikea. There is currently traffic at a standstill along the A27 for a couple of hours evenings and mornings. It would be possible to provide timed photos of the red brake lights snaking from the Lancing Manor roundabout back at least level to Holmbush Centre from the Mill Hill bridge to prove this. I've enclosed an example of the gridlock frequently occuring already exactly where the proposes development exists.

This circumstance is already a worry as there are not enough school placements for secondary children in Shoreham and pupils are offered places at Sir Robert Woodard Academy instead. This would mean even more traffic trying to pass along the A27 from Shoreham.
What safe cycling conditions can be created for children travelling to the Academy that could be trusted with the extra over 2 million cars a year expected by Ikea? School buses are already being withdrawn.

Shoreham-by-Sea area patients + casualties have to be taken to A+E at Worthing hospital, again trying to negotiate a route through the often totally blocked A27 and equally busy A259.
This area is a bottle neck due to the proximity of the Sea to the Downs. Ikea would be better further inland so that travellers can approach from all sides.

Other concerns relate to the insufficient research into the land for building and the safe functioning of the airport at such close quarters. Has enough consideration been paid to aviation safety issues here?

Has the land been suitably investigated as to the impact of many species both plant and animal that live here? It is understood a park is part of the development, will this benefit the displaced wildlife, or just humans and dogs?

The area is a flood plain and water comes into the area via the sea, NB it floods Orient Rd area south of the airport already. This is further aggravated by surface water run off from the Downs. The nearby ground proposed for building on is a chalk sponge with streams criss-crossing the whole area, providing a habitat for many creatures. The sea defences built will not stop this area flooding. This is why it probably hasn't been used before. It's a safety valve; somewhere for excess water to settle. This will not be the case if it becomes a concrete car park for Ikea and the water will flood the homes proposed.
Can the councillors guarantee that people living in the area would be safe there? There are obviously lessons to be learned from the shortsighted permission to build a block of flats on the Adur river bank, which has not surpisingly proved to suffer slippage and stopped sales of properties built.

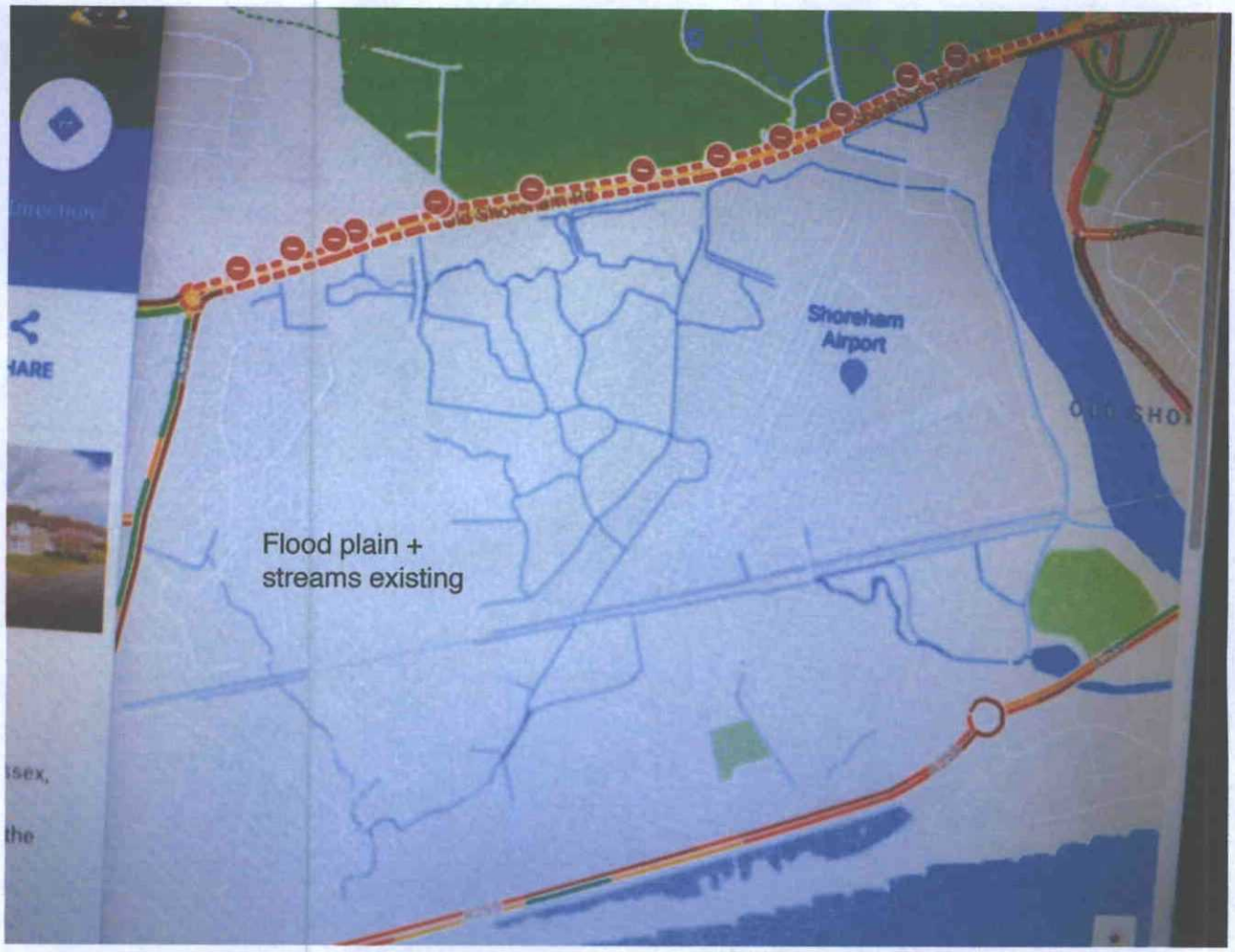
Can the Councillors, who agreed these plans, explain how they can guarantee the safety of travellers/ residents in the area?

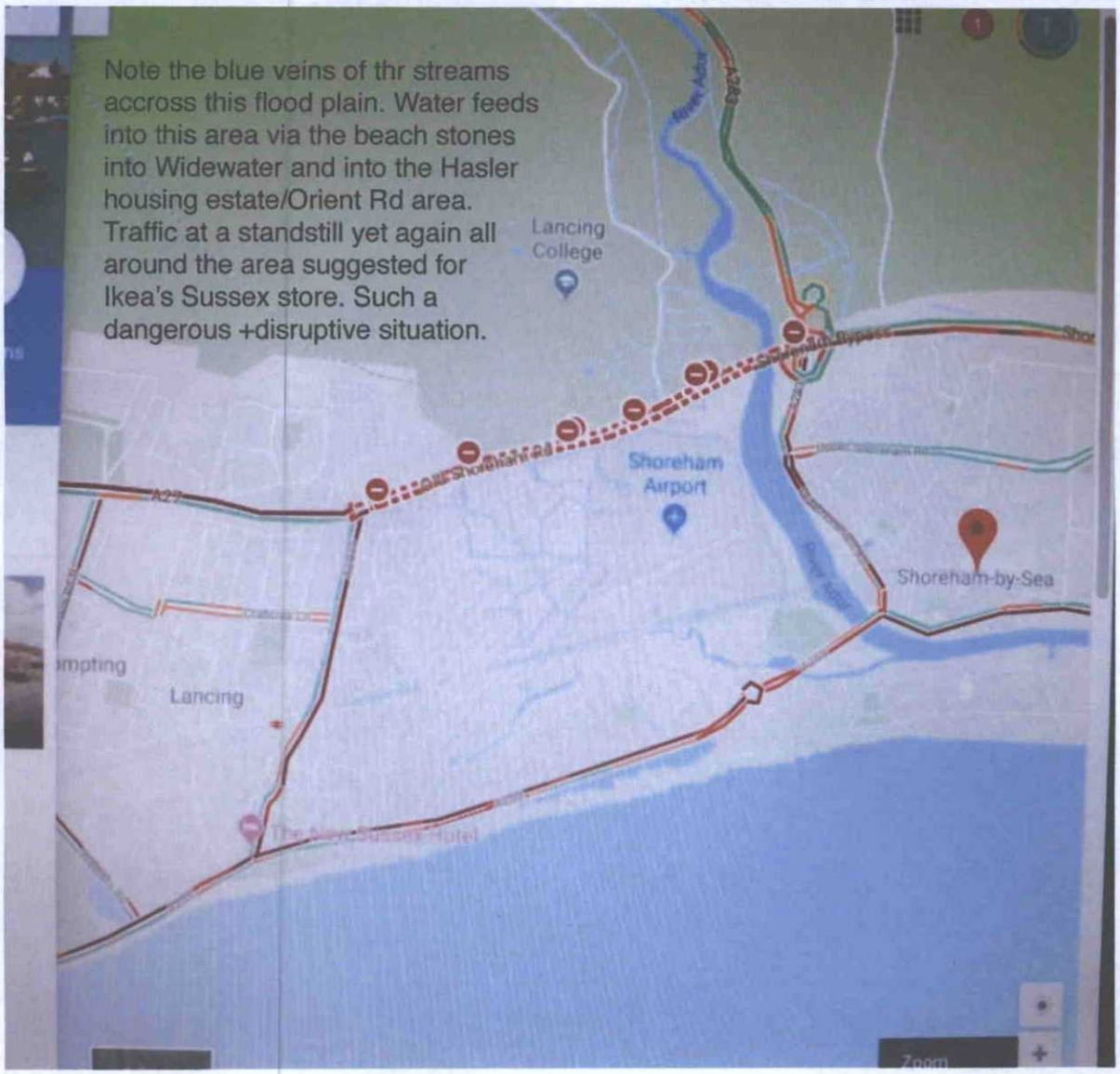
How can the Councillors ensure any economic advantage having Ikea there would justify the damaging impact to the whole community, wildlife, environment and wellbeing of the area?

Can we see the names of the Councillors who have voted for this plan and hear why they think this area is suitable to build on, how people can be kept safe and emergency vehicles gain access and how the infrastructure can cope?

Please can this proposed development be reconsidered for the safety of all.

yours sincerely,
Teresa Martin


Shoreham
Airport
Flood plain +
streams existing


Note the blue veins of thr streams
accross this flood plain. Water feeds
into this area via the beach stones
into Widewater and into the Hasler
housing estate/Orient Rd area.
Traffic at a standstill yet again all
around the area suggested for
Ikea's Sussex store. Such a
dangerous +disruptive situation.
Lancing
College
Shoreham
Airport
Shoreham-by-Sea
Lancing