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Comments for Planning Application AWDM/0372/19

1 message

planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk> 18 April 2019 at 08:41
To: planning@adur-worthing.gov.uk

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:45 AM on 18 Apr 2019 from Mrs Kristy Piggott.

Application Summary

Address:	Land Between 76 And 78A Brighton Road Lancing West Sussex
Proposal:	Erection of 6no. 3-bedroom semi-detached 3-storey town houses with integral garages and raised rear gardens.
Case Officer:	Marie O'Keeffe

Click for further information

Customer Details

Name:	Mrs Kristy Piggott
Email:	[redacted]
Address:	78C Brighton Road, Lancing, West Sussex BN15 8LW

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Overdevelopment - Privacy Light and Noise
Comments:	Ref: AWDM/0372/19 I would like to object to the development on the following grounds: The proposed development is being built on the current flood defence barrier and it is on a site that is at risk of flooding. The application site is formed by vacant land acting as a secondary flood defence mound. The proposed development requires amendments to both pedestrian and vehicular access from the public highway. If approved, it would mean the loss of at least a dozen car parking spaces and not the fewer number stated in the proposal. The photo of the parking spaces submitted with the application is completely unrealistic, as these are always completely filled outside of working hours. There is often no where to park as all the parking bays to the east and the west of the proposed site are full and the road is marked

with white lines to indicate no parking.

Therefore if these are taken away it will be impossible for existing residence to park. Even though the plans are to include spaces for 2 cars per house, it is highly likely that several of the houses will own more than 2 cars.

Exiting and entering the existing properties will be affected by the partially obstructed view caused by the development.

The increase in traffic is going to affect an already busy highway which is constantly backed up with traffic during peak times. It will also add to the already high pollution levels caused by the traffic along this busy highway.

Concerns already raised include the following:

ADW council:
"My only concern is how the 12 car parking areas at the front of the properties are to be drained."

Environment Agency objects the proposal on the following grounds:

The site lies within Flood Zone 3, defined by the Planning Practice Guidance to the National Planning Policy Framework (NPPF) as having a high probability of flooding. If the development were to be allowed there would a high risk of tidal inundation.

The proposal includes raising finished floor levels, however it has not been demonstrated that finished floor levels will be raised above the 1 in 200 flood extent with an appropriate allowance for climate change level. Consequently there would be an unacceptable risk to the health and safety of the occupants in a flood event.

The applicant has already sealed off access to the public right of way on this site (shown on the "latest plan") with a locked gate marked as 'Private' and has sealed off access from the rear of one of the existing neighbouring properties onto this public land.

The proposed buildings will also affect light levels to the rear of my property and surrounding properties by blocking sunlight at certain times of the day.

There are multiple large developments taking place in the local area which already help towards increasing the number of homes and therefore I do not feel that these are required.