Comments for Planning Application AWDM/0372/19

planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk>
To: planning@adur-worthing.gov.uk

17 April 2019 at 11:05

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

Comments were submitted at 11:10 AM on 17 Apr 2019 from Mr Steve 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: Mr Steve 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
- Overdevelopment
- Privacy Light and Noise

Comments: 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. These are regularly filled outside of working hours.

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. It wall 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."

Envy 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") and barricaded access from the rear of one of the existing neighbouring properties onto this land.

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

If approved and in keeping with existing developments (as referenced), I think the proposed number of properties should be halved to mitigate all of the risks listed.