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The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/Y3805/W/25/3374094

DETAILS OF THE CASE

Appeal Reference	APP/Y3805/W/25/3374094
Appeal By	MR PETER CREASEY
Site Address	Land Adjacent 2 Brighton Road Lancing BN15 8RH Grid Ref Easting: 517679 Grid Ref Northing: 103416

SENDER DETAILS

Name	MR WILLIAM NICHOLLS
Address	6 Milford Court Brighton Road LANCING BN15 8RW

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☑ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☑ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

Dear Sir/Madame

I'd like to register my objection to this proposed development.

Whilst the development technically falls within the Built Up Area Boundary, the proposed site is located on undeveloped beachfront. To build on this site would remove a significant part of an important local amenity and natural habitat and negatively impact one of the last sections of undeveloped beach in the area. It would not significantly contribute to local housing needs, given the likely property price or rental value would be substantially higher than the local average.

In addition, vegetated shingle beaches such as this part of the beachfront are specifically mentioned as being designated Local Nature Reserves. Policy 31 of the Adur local plan states "All development should ensure the protection, conservation, and where possible, enhancement of biodiversity...If significant harm cannot be avoided...development will be refused." Removing the beachfront signifcantly to create a private home cannot avoid such harm.

I would also like to state that this proposed land is not in line of sight of my property, so I am not objecting on the grounds that my view will be impacted. I am purely objecting to the further development of a valuable and scarce local amenity i.e the beach and to the negative impact on local nature, which will in turn negatively impact on the broader community of Lancing.

Thank you
Will