

Dear Sir/Madam,

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

Comments were submitted at 09/08/2025 4:10 PM from Mr Rik Williams.

Application Summary

Address:	Site Of 74 Old Shoreham Road And Land South Of 72 To 88A Old Shoreham Road Lancing West Sussex
Proposal:	Demolition of existing bungalow at 74 Old Shoreham Road to enable access to land to the rear for the construction of nine dwellings along with associated infrastructure.
Case Officer:	Peter Barnett

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Customer Details

Name:	Mr Rik Williams
Email:	
Address:	76 Old Shoreham Road Lancing West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Highway Access and Parking- Loss of General Amenity- Other- Overdevelopment- Privacy Light and Noise- Trees and Landscaping
Comments:	<p>This Statement has been prepared on behalf of Mr and Mrs R Williams of 76 Old Shoreham Road in response to planning application AWDM/0706/25 for the 'Demolition of existing bungalow at 74 Old Shoreham Road to enable access to land to the rear for the construction of nine dwellings along with associated infrastructure'.</p> <p>We thank Adur and Worthing Council Planning for the time taken to notify us as residents of the proposed development.</p> <p>As part of this statement, we comment on the following:</p> <ul style="list-style-type: none">- Access and Highways

- Residential amenity

Mr and Mrs Williams have resided in 76 Old Shoreham Road for approximately 25 years.

Access and Highways

We note the continued reference within the transport statement to access being gained directly from the A27 via the service road, and we emphasise that this is a service road. We consider this road to be inefficient for the current usage due to the nature of the access onto the A27 and speed of traffic.

Attached in Appendix 1 are photographs taken showing the service road at different points over a period of time. It can be clearly seen that the existing residents use the service road for excess parking. It is also important to note that residents of other dwellings fronting the A27 use the service road for permanent parking. The proposed development as shown in drawings 866-200-L-000B shows that the proposal is for 9 detached dwellings, all with drawing access from the service road. We acknowledge that the average for cars per household in the UK is 1.2 (Nimblefins survey March 2025) but note that each proposed dwelling has provision for 2 spaces.

Therefore, it can be expected that up to 18 cars will be using the service road access on a daily basis. This would result in a minimum of 36 new car movements along a road which is not currently suitable for the existing dwellings to use.

Our review of the transport statement speed surveys has raised some serious concerns with regard to the comprehensive nature of survey, being undertaken between 11am to 12:30pm on a Wednesday. This survey is not and cannot be a true representation of the speed of traffic along this road for both weekday and weekend driver behaviour. A survey taken across a week and at random hours of the day would provide a different picture of the behaviour of drivers. We therefore urge the planning officer to reject the transport statement on the grounds of insufficient data.

Mr and Mrs Williams have personally reported to me numerous occasions where near misses have occurred.

Residential Amenity

Given the nature of the concerns raised, this section is addressed in two parts:

Vehicular Impact

The proposed development includes the demolition of 74 Old Shoreham Road to facilitate the creation of a new access road between numbers 72 and 76- the latter being the residence of the respondents, Mr. and Mrs. Williams.

As noted earlier in this representation, the proposed scheme includes off-street parking provision for 18 vehicles. It is therefore reasonable to anticipate a minimum of 36 vehicle movements per day along the new access road, directly past two existing dwellings. Mr. and Mrs. Williams are enthusiastic gardeners and spend significant time outdoors, where they are likely to be affected by increased vehicle activity.

An examination of the submitted site location plan reveals limited boundary treatments, offering little mitigation against the noise and disruption caused by increased vehicular movement. This is expected to have a detrimental impact on the residential amenity of both 72 and 76 Old Shoreham Road. We respectfully urge the case officer to consider the implications of the proposed access road on neighbouring residents and to request that the applicant mitigate the anticipated impact through appropriate boundary treatment and noise reduction measures.

Visual Impact and Privacy

While it is acknowledged that Plot 1 is set forward from the existing rear garden boundary, the scale and massing of the proposed dwellings are notably greater than the surrounding built form, which primarily comprises bungalows and modestly extended single-storey properties.

The proposed buildings will be clearly visible above the existing garden fencing, and the submitted plans lack sufficient boundary screening to preserve the privacy of neighbouring properties. This visual intrusion is expected to significantly affect the outlook and enjoyment of private garden space for existing residents.

Conclusion

We appreciate the planning authority's time and consideration in reviewing this representation. We trust that the views of both statutory consultees and local residents will be taken into account in the determination of this application.

In its current form, the proposed development is likely to result in a negative impact and affect the amenity of neighbouring dwellings and their occupants.

We firmly do not believe that the developer has thoroughly considered the highways and access impact, and we have serious concerns on the over-intensification of an inappropriate access. We therefore respectfully request that the application be refused.

In addition to the above, we would also like to add the following points.

1. Access for construction, emergency & service vehicles to the proposed development is going to be very difficult due to the unsuitability of the slip road, refuse collection vehicles remain stationary on the A27 while bins are collected.
 2. Being a resident for the last 25 years, I've witnessed a tendency in the winter
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months for flooding in the area of the proposed development & the slip road. The slip road is frequently flooded every winter due to water flow from the South Downs that bubbles up through the road surface.

3. The wildlife areas put aside in the proposed development plan are wholly inadequate & nothing more than grass verges. Currently we enjoy visits to our back garden from Hedgehogs, Grasssnakes, Slowworms, rabbits, Stoats, weasels, Dragonflies, Butterflies & a rich selection of birds. We also enjoy seeing bats in the evening & early mornings.
