

Subject: AWDM/0706/25 Objection

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Dear Adur Planning,

I'm writing to register my strong objection to this ill conceived development, which this land has been deemed on numerous previous occasions to be unsuitable for residential development & I believe should be refused also on this occasion for the reasons shown below:-

Increased flooding

This development and its road infrastructure will increase the already regular garden flooding and sewer inundation this area suffers annually from rising ground water. The back end of my garden is lost during the winter months which makes it unsuitable for any potentially construction activities & surely this must also impact the site highted for development. This flooding displacement will increase levels upstream in the road drainage ditch which runs down the site of my property & which also flows through the site. This will impact local roads plus the A27 with further garden overtopping in resident's ditch lines.

Unworkable and disruptive site access

The proposed access using the mini crescent on the A27 is unworkable. The constricted space of this slip road I believe is creating recommendations to restrict parking, which would be totally unacceptable due to the disruption & inconvenience to current residents. Construction traffic will unavoidably damage the road infrastructure, grass verges, trees, kerbstones & the already fragile road surface adjacent to the entrance of number 74, which is already potholed due to the annual ground water bubbling through the road surface & the lack of remediation since the last occurrence.

With no indication as to the potential length of development the construction traffic could potentially continue for months into years causing disruption to residents with site noise, dirt, dust & filth on the roads

The A27 at this point has traffic jams every rush hour and other times daily. Adding additional flows at this junction will worsen these delays unacceptably and just add to the already high levels of air pollution.

Flawed Ecology Management Proposal

This site is known locally to contain high levels of flora and fauna together with the neighbouring plot, its woodland and the ditches which run through both sites.

Badger, fox, hedgehog, slow worms, many bird species both tree living and aquatic, bats, badger and deer.

None of the evidence submitted has done a full assessment of the nature to produce the required evidence to show 10% Biodiversity Net Gain which is required by planning law and also the Adur Local where this site is identified for ecological enhancement with a Biodiversity Action Plan.

This application fails to protect these much valued natural assets and meet Government improvement targets.

For the above reasons, I strongly request that this inappropriate application which brings no benefit only issues to the community is categorically refused.

Tim James
70 Old Shoreham Road,
Lancing,
West Sussex,
BN15 0QZ