RE: Email receipt Re: FW: AWDM/0255/23 planning application

1 message

jeremy robinson [redacted] 16 March 2023 at 14:15
To: Planning - <planning@adur-worthing.gov.uk>

THANK YOU FOR ACKNOWLEDGEMENT OF RECEIPT. PLEASE BE ADVISED of the following typo, seen below – roundabout where it takes the first exit & travels through Lancing to access the west bound A259 coast Road where it hopes to take the first or second exit at the 'three Horseshoes' mini roundabout. This is always a traffic congestion point which often sees traffic backed up to the Norfolk Bridge. To attempt to avoid this, Southbound traffic is known to often turn off before theming - typo – should read (the mini roundabout) turning left at Penhill road which joins the A259 coastal road immediately opposite the access road to the Haven. This Penhill Road is now so congested, traffic is parking **ON** the pavement not just the kerb so obstructing safe passage for pedestrians, especially those who use mobility scooters or are otherwise unable to pass safely because of the traffic obstruction encountered at this location. To avoid the excessive traffic using this 'escape' road from A27, this road is often blocked by HGV's travelling from North or South to deliver goods to the builders Merchant G & S at West end of Penhill Road so the obstructions are often on a 24 hour basis.



With kind regards,

JR

[redacted]

Fwd: FW: AWDM/0255/23 planning application

1 message

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

16 March 2023 at 14:34

From: jeremy robinson

Sent: 15 March 2023 20:00
To: planning@adur=worthing.gov.uk
Subject: FW: AWDM/0255/23 planning application

Planning - Attn. Peter Barnett



Thank you for your letter of 27th Feb. advising subject

Planning application & a variation in respect of windows in the proposed New Build on land North of the Haven block on A259 Brighton Road, Lancing BN15. May we immediately raise our objections on the grounds of what are seen to be relevant planning considerations -

- **Overlooking, loss of privacy & light**
- **Highway safety, traffic & parking**

Not to mention the likelihood of these homes not being affordable to those who may need them.

Overlooking, loss of privacy & light

As can be seen from the images above, the proposed new build of several houses on the green North of the Haven obscures the frontage of the Haven (white building seen behind the proposed new build) including all North facing windows on all floors of the Haven in block 4 & partially in block 3. This, in effect, deprives the flats within of light & consequently privacy in the most private rooms of their homes i.e. bedrooms bathroom, WC & shower room on all floors where light & privacy are both presently available. In order to retain the privacy which will be lost for occupants of the Haven, curtains or blinds will have to be closed as a result of which **natural daylight will be lost.**

F25 on first floor of Haven has 4 North facing windows, 2 of which are bedrooms, one a bathroom, the other a WC & shower room, all of which are probably the most private rooms in any household. For such an invasion of privacy to be permitted so that 1) a developer can make a profit & 2) The government can be seen to attempt to achieve its own unsustainable house building targets is, by any measure, UNACCEPTABLE!

Highway safety, traffic & parking

There are 27 flats in the Haven, some in multiple occupancy. Most of these occupants have vehicles, some more than one, for which there is presently adequate garaging &/or hard standing space for occupants & their visitors. The number of visitors to not only the Haven but to the coastal area generally in Lancing, arriving in the summer months, usually increases dramatically so traffic movement to, from & past the Haven is considerable at all times.

- With the increase of direct deliveries of daily shopping & other goods by motor vehicles, traffic movement has increased to the point where congestion in & around the access road to the Haven from the A259 coastal road, where road traffic is always heavy, to the point where waste collection vehicles have difficulty gain[ng access to the Haven
- It is known that traffic on the A27 is usually congested from the Manor road North Lancing roundabout, to the traffic lights at Hill Barn in Worthing through the Lyons Farm junction. As a result traffic attempts to avoid this heavily congested A road by 'dropping down' to the A259 coast road by leaving A27 mainly at the turn-off at Shoreham down to the coast road to head West over the Norfolk bridge & along past the Haven on the coast road making access to & from the Haven perilous for both motorists & pedestrians, at all times. **Additionally,** if the A27 traffic heading West chooses not to divert South to Shoreham & the Westbound coastal A259 road at that point, it generally encounters the heavy congestion at North Lancing Manor roundabout where it takes the first exit & travels through Lancing to access the west bound A259 coast Road where it hopes to take the first or second exit at the 'three Horseshoes' mini roundabout. This is always a traffic congestion point which often sees traffic backed up to the Norfolk Bridge. To attempt to avoid this, Southbound traffic is known to often turn off before theming roundabout turning left at Penhill road which joins the A259 coastal road immediately opposite the access road to the Haven. This Penhill Road is now so congested, traffic is parking **ON** the pavement not just the kerb so obstructing safe passage for pedestrians, especially those who use mobility scooters or are otherwise unable to pass safely because of the traffic obstruction encountered at this location. To avoid the excessive traffic using this 'escape' road from A27, this road is often blocked by HGV's travelling from North or South to deliver goods to the builders Merchant G & S at West end of Penhill Road so the obstructions are often on a 24 hour basis.
- It is probable that the new 'Monks Farm' housing development will increase this already unmanageable traffic congestion to unsustainable proportions creating health hazards from exhaust fumes emitting from increased traffic congestion.

To further increase traffic pollution by adding 14 assigned parking spaces for occupants, their visitors & delivery vehicles of & to the proposed new build on what has been a green & pleasant area, laid to lawn for the past 40 years, is unquestionably absurd &

should not be permitted.

With kind regards,

JR

Jeremy & Linda Robinson F 25, the Haven, Brighton Road, Lancing BN15 8EU

