Planning

From: Planning
Subject: FW: AWDM/0004/13

From: Peter Bance [redacted]
Sent: 08 July 2014 18:28
To: Planning.Policy; Bill And Kathy Freeman
Subject: AWDM/0004/13

planning@adur-worthing.gov.uk

AWDM/0004/13

Dear Sir/Madam,
We are writing to object to the above planning application for 4&6 Old Shoreham Road.
Firstly, could you kindly confirm receipt of this email.

Overdevelopment - as before

The scheme as proposed this time is in fact as dense in building ground cover as the previous one which was rejected as overdevelopment by both Adur DC and the Planning Inspectorate last year. Even though it met with local planning requirements, it was too much infill of the area which clashed with the openness and spacial feel of the area around.

If you compare the last one and this application, you can instantly see that by not building the small block of flats but keeping an extended No 6 Old Shoreham road property, the density of dwellings is pretty much the same as rejected before when you take into account the latter property, the service road and parking plus the 4 semi detached properties in the back area.

For this reason we strongly request that this current application should be classed as overdevelopment and categorically turned down.

Increased risks for flooding and loss of sewage

Apart from this, like many of the properties here in the locality, because of long periods of heavy rainfall, we experienced flooded gardens with sewage contamination, loss of toilet and kitchen facilities and the noise and inconvenience of tanker lorries which went on for at least 3 weeks over the Christmas period. The last lorry has just left, 5 weeks after the event started.

It is patently obvious that any further building on this sensitive flood plain will only make matters of sewage and drainage worse for times of such extreme wet conditions.

Thegarden of No 4 to be developed is behind our home and is the first port of call for waters draining through and over the ground off the Downs in the immediate north. Covering it with concrete for housing and flats, a service road and 21 parking spaces will inevitably displace ground and surface water flows in times of heavy rainfall with the inevitable flooding effect worsening for the neighbouring houses which have just suffered so badly for the last month.

Many people are at last realising that further building anywhere in the Adur flood plain is simply unsustainable, whatever the building requirement. This is a further major reason to refuse this application.

Extremely Dangerous Traffic Scheme

The developer assumes that the prior approval for access and exit from the A27 is still acceptable.
As residents clearly demonstrated before, to allow vehicles to leave the proposed site using the extended Old Shoreham Road and then execute a 180 degree U turn into the A27 nearside lane is fraught with extreme dangers to other vehicles using the two way working Old Shoreham Road, the Manor Way junction and the A27 itself. The same applies to a three point turn whether it is for 1 or up to 21 vehicles.
This is dangerous not only for that reason, A busy light controlled pedestrian crossing for the A27 is within a few feet of the point where this U turn would be allowed to happen.
This is simply an accident waiting to happen.
It is unbelievable that this approval was given by WSCC Highways for the last application.
In the interest of public safety and for the existing residents, It must simply not be allowed for this application.

Design Build Character – completely out of keeping

All the planned buildings are totally out of character with others in the area. The flat roofed 'block style' of the four semi detached properties in the back lot are ugly and bear absolutely no resemblance to other dwellings in the area. The block of flats fronting the roundabout may now have a form of pitched roof which contains the 2nd floor flats but the design of the building is very urban and also quite ugly as are the houses in the rear. As for previous applications, they bearing no commonality to those established locally. This area has no other flats or apartments locally and this large block of 5 flats is far too much mass to fit comfortably with the surrounding properties.
This was another reason for the Planning Inspectorate to reject the last appeal and we agree is another good reason for rejection by the Adur Planning Committee.

Taking account of all the above objections, plus the visual loss of considerable amounts of foliage and green, visual amenity on the Manor roundabout, disruption to much wild life which is prevalent in the site, we strongly urge Adur DC to refuse categorically the planning permission for this development - once again.

Yours faithfully
P & T Bance (Mr & Mrs)
12 Manor Way
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