The Firle Road Residents
Firle Road
NORTH LANCING

Dear Mr Peck,

AWDM/1394/22

We have all written to you individually with our objections for the above development, but we feel it is time to convey our thoughts collectively, as a road and a long-established community, about the implications that this proposal will inevitably inflict upon our lives and our living conditions.

Having thoroughly studied the Design and Access statement, and the surveys, it cannot be denied that there are serious flaws throughout.

APPLICATION FORM INACCURACIES

Firstly, the application form has been submitted with incorrect information.

The questions: "Is the site within an area at risk of flooding?" and "Will the proposal increase flood risk elsewhere?" have both been answered with NO.

However, in his engineer's assessment of the previous application for this site, Mr Ken Argent stated, on the subject of the access road:

"The access road to the proposed site has a steep slope. No edge drainage is provided so water could cascade down this slope and flood onto Firle Road, potentially increasing flooding to an area that is prone to surface water flooding."

He also stated:

"The timing of the construction of the access road is critical. Wrong time of the year and during construction a heavy rainfall could wash a lot of chalk off the site onto Firle Road. Build it too early and the road surface could block with debris whilst the houses are being built – the system becomes useless leading to floods. Build it too late and the area may have been flooded whilst the houses were built. They will almost certainly have to construct the road early and then effectively rip it out at the end and reconstruct."

Secondly, the question: “Is there a reasonable likelihood of protected and priority species being affected adversely?” has been left UNTICKED for the option, “Yes, on land adjacent to or near the proposed development.”

However, the ecology report states:

“The site does provide connectivity to the adjacent habitats, enabling more mobile animals to pass between the site and the adjacent areas.”

And referring to badgers, it also states:

“Setts may be present in the wider area and/or located within dense scrub around the site boundaries accessed via off-site habitats. Overall, the topography of the site provides potential for sett building with areas of grassland providing potentially suitable foraging habitat with connectivity to extensive areas of offsite habitat to the north, east and west. A series of mammal pathways extends off-site.”

The same question regarding important habitats or other biodiversity features has been left UNTICKED for the option, “Yes, on the development site.”

However, the ecology report has found a GOOD population of slow worms living and breeding on the site, and considers that this land provides HIGH potential for reptiles, HIGH potential for foraging bats, HIGH potential for nesting birds (including five RED and three AMBER listed endangered species), and MODERATE potential for badgers and barn owls. The site therefore supports features considered to be of local value and importance.

Thirdly, the name of the officer who has provided pre-application advice for this proposal has been redacted on the application form, which presents the question of why such information cannot be published.

MISREPRESENTATION OF SITE PROMINENCE AND SENSITIVE LOCATION

The aerial diagram of the site itself inaccurately depicts a corridor of greenery and seclusion all the way around the boundary which, in reality, is non-existent along the southern border of the land – meaning that the dwellings in Firle Road will not only be severely overlooked, but will be compromised with a road uncharacteristically placed both north and south of their single row of houses.

Many residents are familiar with the west area of the land, which was wide open to escaping dogs and therefore viewable from the side of the South Downs footpath when no 20 was derelict. In the exact spot where the two westernmost (and largest) houses are planned to be positioned, the bare fences and exposed back gardens of the Firle Road properties can easily be seen to the south.

The woodland behind the chalkpit does not extend further east than no 38, whose garden ends at the cliff. There are trees dotted around the site, but the consistent and full corridor of coverage is simply not there. The promises of further planting and concealment is one that cannot be depended upon, due to the ground being predominantly chalk and the decades it would take to achieve a mature and consistent barrier on such a steep hillside landscape. There is no guarantee that these trees would even grow, and equally, the new residents who would want a full sea view could easily remove the existing trees once the developers have relinquished responsibility.

An example of slow tree growth in the same chalkland soil, is an area of the Lancing Ring woodland, just 200m from the site, which was planted with replacement trees after some needed felling due to ash dieback. Now, three years later, the trees are not even yet showing from their plastic cylinders and many have not established at all. Low-spreading brambles have covered the ground, but no other foliage has appeared. Tree growth that will take literally decades to mature for the purpose of coverage and seclusion is not acceptable to those neighbours whose privacy will therefore suffer for a lifetime.

NEWLY-PLANTED TREES (3 years ago)



CURRENT STAGE (October 22)



The site may appear spacious as it is now, but once a road takes up a chunk of the area, there will not be room for houses of that enormous scale with garden space at their fronts and rears, particularly where the road forks in a turning point to the west and requires even more ground for that purpose. The back garden space for these huge millionaire homes will therefore be cramped and out of proportion with what should be expected for properties of those sizes, and there is no room for manoeuvre due to the National Park boundary immediately beyond them.

It is clear to see in the photographs of the digger at work in February this year (taken from the back gardens of several properties that abut the site), that the land is widely and openly visible from those gardens, and if anything is built at a height

behind them, particularly as the gradient rises much more sharply above Firle Road than anywhere lower down the hill, it will have an overbearing impact on the existing properties, and as many of their bedrooms are loft conversions, these residents will be most overlooked in private areas of their homes.

The limited screening of a few scattered trees, coupled with an immediate road and the scale of these overpowering barns, does not give residents the same privacy or respect that those in surrounding roads already have due to the layout. No existing homes and gardens are overlooked to their rears by the communal fronts of other properties in this way.

Additionally, the setup and layout of these houses is unacceptably public in such close proximity to our properties. Huge sea-view windows, balconies, upside-down living and main garden areas at the fronts are all inappropriate when we would have nothing but a road between them and our homes, and no additional buffer of an extra garden and house before that road – as all the other houses in North Lancing have.

IMPACT ON INDIVIDUAL FIRLE ROAD PROPERTIES

Number 22 would have a road wrapping around THREE sides of its property, with traffic noise and flashing lights at all angles, overlooking multiple windows from an unreasonably close distance on a steep incline. This will bring constant noise and light disturbance, and extreme pollution from all around. For a newcomer to inflict this on their next-door neighbour who has been a resident for many years is, quite frankly, merciless.

Number 18 would be burdened with the bin storage area, which would need to be sufficient enough to contain 14 LARGE-SIZED bins at a time (garden bins are large sized, recycling bins are now only available in a large size and a family of five can claim a large-sized refuse bin). In summer particularly, the smell of the refuse would directly affect no 18, and any strikes would only make this worse, to the point where it will compromise hygiene levels. This property would also have to deal with the obstruction of the collection vehicles as they collect and empty an entire road of bins from one position, rather than moving in the usual methodical way along the road while they do so. This will also add to traffic and congestion problems along already congested Firle Road.

Number 15, the property into which vehicles have crashed internally from the steep gradient of no 20's driveway (incidents which have all happened in the past TEN years and which were dismissed emotionlessly by the developers at the Lancing Parish Council meeting), will instead have the dangers of that driveway replaced with the even worse prospect of an access road junction. The current considerable risk of no 20's three cars slipping off the driveway from a parking

position will be multiplied by an entire neighbourhood of traffic travelling in and out of the turning on a narrow existing road with cracked pavements and blind bends. There will be severe light and noise disturbance to this property at a distance of only 4.8m across the road. Add icy or wet conditions and a vehicle losing control on that gradient, and the lives of pedestrians, other drivers – and the residents themselves – will be dangerously and permanently under threat. Another horrifying predicament to force upon an immediate neighbour. **Number 16** will also be severely affected by the road, and overlooked into its bedrooms.

Numbers 30-36 have the most exposed boundaries at the south of the site, and their bare back fences can be seen through the bushes from the South Downs footpath to the west, at the point where the largest proposed houses would be positioned. This is completely contrary to the thick green screening which envelopes the site in the developers' drawings, all the way around the edge. The fact that the two largest houses are planned to overlook the sparsest boundary line will make the west side of the site even more overbearing and unbalanced.

Number 38 is the westernmost dwelling backing onto no 20's land, with its garden sitting on the last sliver of the Honeysuckle Close cliff edge. The forked end of the access road is planned to be dangerously close to the cliff, putting unacceptable and constant pressure on the most fragile part of the chalkpit. Number 38's garden has narrowed significantly in recent years as the cliff has eroded away, and the cramming of the turning point in line with the largest planned dwelling is a huge overdevelopment for a crumbling edge at that height.

Number 2, Honeysuckle Close sits immediately below the cliff edge, where the access road fork is proposed to point straight out towards it at the weakest point. If this cliff should collapse, it will fall straight on top of this house along with the garden of no 38.



MISLEADING DESIGN & ACCESS STATEMENT

Not only does the Design & Access Statement contain deceptive illustrations, but there is also NO picture of the £100,000 newly-restored property in Firle Road that is proposed to be demolished (by the same residents who have just moved in and fully refurbished it). Instead, the developers have only presented the council with a picture of the derelict property at the time it changed hands last year. This is far from the transformed condition that the house is currently in now, so it is illogical to provide a photo of something that no longer actually exists, when the council should be shown exactly what will be destroyed.

There is also a contradiction in the description of no 20's refurbished style. The passage states in one place:

"The design of the existing house on the site is a one-off, not repeated elsewhere along the frontage, so it does not form part of any kind of set piece."

Yet another paragraph states:

"It is faced in brick and has a clay tile roof like many others nearby."

And also:

"There are other gable-fronted houses further along the north side of Firle Road which contribute to the character of the area."

'Further along' being IMMEDIATELY east of no 20, where the house fronts all take on similar shapes and are an asset to Firle Road. This area of houses has been perfectly completed now that no 20 is restored to the same high standard.

No 20



No's 18-14 (next door onwards)



No 20 has also been wrongly described as a 'three-bedroom bungalow.' This property has undergone a loft conversion, giving it four bedrooms and a second floor. Once the most prominent and striking property in Firle Road before it fell

into disrepair, it has been encouraging to finally see its transformation taking shape into the stunning asset it has now become once again. Unlike the previous application, the site no longer consists of a dilapidated building that would be of no value to retain. This house surely should remain in pride of place, where it fits perfectly in Firle Road after decades of abandonment.

The photographs used of the existing Firle Road properties are at least seven years old and do not depict any improvements that have since been carried out and that may now further enhance no 20 in its current refurbished state. One photograph in particular predates 2015 as it does not even show the loft conversion which was completed in that year. Other houses in the road are even wrongly numbered.

Fig 8.1 on page 8, claiming to show “existing trees and vegetation along the south boundary,” is no longer a true depiction of that area:



It has since been decimated by a digger, the proof of which is now documented in photographs taken from the South Downs, included in several objections:



It is also clear to see the bare backs of the Firle Road rear garden fences in the huge gaps between trees. The largest houses are planned for this area of the site. With the forked end of the access road planned to be just below these two properties along with their front and back gardens, it soon becomes clear when viewing the true dimensions that this is a vast overdevelopment for the size of the land.

The photographs that have been taken from the National Park are blurred and they have been shot with a deliberate concave in the middle of the picture, to make the land appear more deeply swathed in a thick coating of foliage:

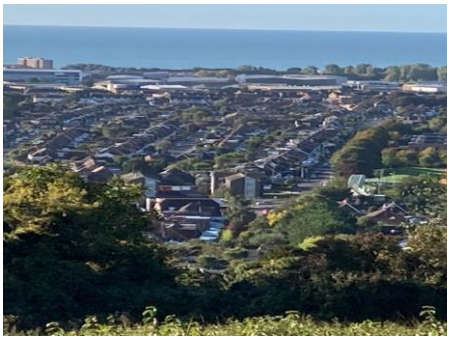


But these images below are our recent shots from the same position in the central Lancing Ring area of the National Park that the site immediately backs onto. The glaringly low gaps in the boundary hedging are all too clear to see, and drop to their lowest points where the two largest houses are planned to be positioned:



Note: Boundary hedging is in full leaf, so will be more exposed in autumn/winter.





The rear windows of these properties – for homes that are claimed to be 'sunken' into the ground and completely covered by the National Park bushes – are enormous. They are clearly designed to have a view backwards over the National Park, as they will already need to tower at the front to gain sea views from the hilltop. The back gardens will be very small after a road, the large front gardens and huge houses are put in, and their back windows are certainly not designed to be covered by hedges at close range. If the developers' diagram from the Downs view is to be believed (where the roofs will apparently hardly show above the bushes), there is no need for gigantic back windows, as no light or decent rear view could possibly be gained. It cannot work both ways. There is a clear conflict in the design here.

PROPOSED BACKS OF PROPERTIES WHICH WILL OVERLOOK THE NATIONAL PARK





Furthermore, if these houses will be totally 'hidden from view,' why is there a need for them fit into the backdrop of the countryside? If the site is so intrinsically 'part of the built-up area', as the developers are frequently mentioning, why have they not been designed to flow seamlessly with a hillside of bungalows? After all, that is where they would be visible from as far away as the beach and the A27.

ARBORICULTURAL SURVEY

The arboricultural assessment was conducted on the 31st of January 2022 and the report itself is dated 23 March 2022, within which time two days of unauthorised tree felling took place by a digger on the 22-24 February. The survey is also based on an eight-house plan and not the revised seven-house application that has been submitted.

Despite the plans for larger trees to be retained as part of the proposal, they will block the sea views once the houses are erected, and those new residents will want to remove them to gain a panoramic outlook. The developers will have no control over this once they have walked away, and this will result in further privacy invasion for the Firle Road properties.

As previously shown above, if any proposed replanting is even followed through, the chances of tall foliage establishing in chalk are unlikely and may not grow to a functional height for decades, which is not acceptable with such overbearing properties.

The felling and digging that has already taken place completely defeats the object of the categorical conditions that have clearly been set out to protect the trees before any work should commence.

Furthermore, the report concludes:

"Tree removal will be required that may present some level of landscape impact. With this balanced against the wider regenerative benefits in the provision of housing, I do not feel that a significant arboricultural impact arises as a result of the development."

In other words, the loss of privacy and devastating effect on the living conditions of all the long-established residents of Firle Road is not as important as millionaire pads with cinema rooms for rich people.

Nevertheless, a condition has been applied to this statement: **"This so long as the proposed protective measures are implemented."**

But as the tree felling and digging has taken place regardless, these measures have not been complied with.

ECOLOGY SURVEY

The ecology report (which incorrectly refers to the site address as 20 **Vale** Road) confirms that it commenced on 24 February 2022. This is the exact day that the digger left the property, as has been photographically evidenced by witnesses. It

also states that, “tree cover on the site appears to have reduced since 2016,” which is an understatement considering the damage at the time of the assessment.



Another questionable statement appears on page 16: “NO ponds are located within 250m of the site boundary. The absence of ponds significantly reduces the potential for amphibians to be present.” This conclusion could not possibly have been reached without checking the neighbouring gardens, as no's 34-22 lining the south of the site ALL have ponds and there are at least ELEVEN well within 250m, all of which contain newts and frogs, and many insects. There is also a large wild dew pond north of the site on the National Park, just over 300m above the boundary.

Adders are another protected species, commonly seen in the gardens adjoining the site, which can only arrive via the land itself. Adders are widely documented around Lancing Ring. This one, posted on a local Lancing wildlife Facebook group, was found in March just above the site:



Furthermore, there is a huge number of roosting birds in the existing trees on the site, including buzzards, kestrels and a new family of tawny owls.

RESPONSE FROM SOUTH DOWNS NATIONAL PARK AND SUSSEX WILDLIFE TRUST

The response from South Downs National Park Authority confirms that the position and height of the dwellings would be too overbearing and highly visible above the site, which is an inappropriate proposition for the surrounding area. As mentioned above, it is clear that the large rear windows are designed to overlook the National Park, and properties would have to reach a considerable soaring height on that land in order to achieve a view, so they would not be marketable if they were sunken low into the hedges as claimed in the diagrams, as they would have no natural rear light and no view.

Just like the previous application for this site, which was dismissed in 2018 and again after an appeal in 2019, the style of the houses are completely out of character with the cascade of bungalows they would tower over visually from as far away as the A27. The Design and Access Statement gives examples of barns which happen to be located 'on the South Downs' – an area which covers 1,627 square kilometres (628 square miles) from Winchester to Eastbourne – yet the development completely fails to blend the design of the intended houses with the immediate visible surrounding area of North Lancing.

Furthermore, neither South Downs National Park Authority or Sussex Wildlife Trust are persuaded that the measures to protect biodiversity have been demonstrated sufficiently.

ROAD AND ACCESS

As has been widely referenced in many other objections, multiple crashes have occurred in the last ten years, when large vehicles have slipped from a stationery position down the steep driveway of no 20 and crashed into the interior rooms of a property on the opposite side of a road. These incidents should therefore serve as a warning sign that this driveway is no place to put a two-way junction.

Furthermore, large vehicles, such as refuse collection trucks, removal lorries, and delivery vehicles for heavy or sizable items such as furniture, garden features and building supplies, will not be able to use the access road and reach the houses on a level as high as Lancing Ring. Two different refuse vehicle drivers have been shown no 20's driveway by us and have said that there is "no chance" that they could get up there.

The GTA Civils road and traffic assessment states:

"The proposed access will be laid out in accordance with Manual for Streets (MfS) and WSCC standards. From the junction with Firle Road the new road rises at a gradient of 1 in 18 for a distance of 5m, then rises at **1 in 10 for 84.5m**, then flattens to 1 in 98 to the end of the road for 45m."

However, regarding refuse collection, MfS 6.8 – 9 Service Vehicles states:

"Residents should not be required to carry waste **more than 30m** to the storage point and waste collection vehicles should be able to get to within 25m of the storage point (note, BS 5906: 200518 recommends shorter distances) and the gradient between the two **should not exceed 1:12.**"

The scheme skirts around the issues with the gradient by providing a bin storage collection area to the far east of the site, however, this not only still lies on an unacceptable incline for a refuse truck, but it requires the householders from the dwellings at the far west to drag their waste along a distance significantly further than the maximum 30m, making this an impractical and unrealistic setup.

Additionally, not only is Firle Road very narrow at just **4.8m wide**, but it is always full of parked cars with the area opposite no 20 being the most heavily relied upon for parking, as those residents do not have garages and driveways.

MfS 6.8 – 7 states:

"Most waste vehicles currently in use are around 11.6m long, with a turning circle of 20.3m. BS 5906 2005 recommends a **minimum street width of 5m**."

West Sussex Fire Service is not satisfied that the development plans have adequately demonstrated how a large fire appliance would be able to access the site. The fact that there are NO other possible access points for this land due to its immediate adjoining of the National Park to the north and west and its residential neighbours to the east, puts it at severe risk of a fire spreading north which the fire service will be unable to reach.

The 1 in 10 gradient for the 84.5m majority of the access road also contravenes the Disability Discrimination Act 1995 3.2 Gradients which states:

"Steeper than 1 in 40 is impossible for many manual wheelchair users. Gradients of up to 1 in 10 can only be managed **over 1m or less**. However, **1 in 12 should be used as the absolute maximum."**

ARCHAEOLOGICAL SITE VALUE

The WSCC archaeology survey for the previous application, dated 6th February 2018 states:

"The application area is located to the south of an extensive prehistoric and Roman agricultural landscape on the Downs above Lancing. Archaeological remains of prehistoric, Roman or Anglo-Saxon date **may have extended into the application area.** Mitigation of archaeological impact is proposed through a programme of archaeological investigation and recording, to take place **before the commencement of development-related ground excavations.**"

“The garden of no 20 Firle Road, also downland before the later 1900’s, is likely to be part of that prehistoric landscape and may equally contain buried prehistoric or Roman field system ditches, possibly traces of ancient settlement. If the 1830’s discoveries came from the nearer former chalk quarry, **further human burials may exist within the application area.**”

“PLANNING CONDITION: An archaeological investigation shall be carried out at the expense of the developer in accordance with a specification and timetable, to be submitted to and approved by the Local Planning Authority in writing.
REASON: To ensure appropriate investigation and recording of archaeological heritage assets on the site **in advance of development.**”

The site has not changed in state since this survey was carried out, yet extensive digging and destruction has taken place in spite of these known facts and the consequential planning condition, which would still apply fully to this proposal.



West Sussex County Council’s map of Archaeological Notification Areas shows that the site sits within THREE numbered areas of importance:

1) 13th century Parish Church of St James the Less, North Lancing
2) Bronze Age, Iron Age and Roman Features, Sompting and North Lancing
3) Saxon cemetery, North Lancing

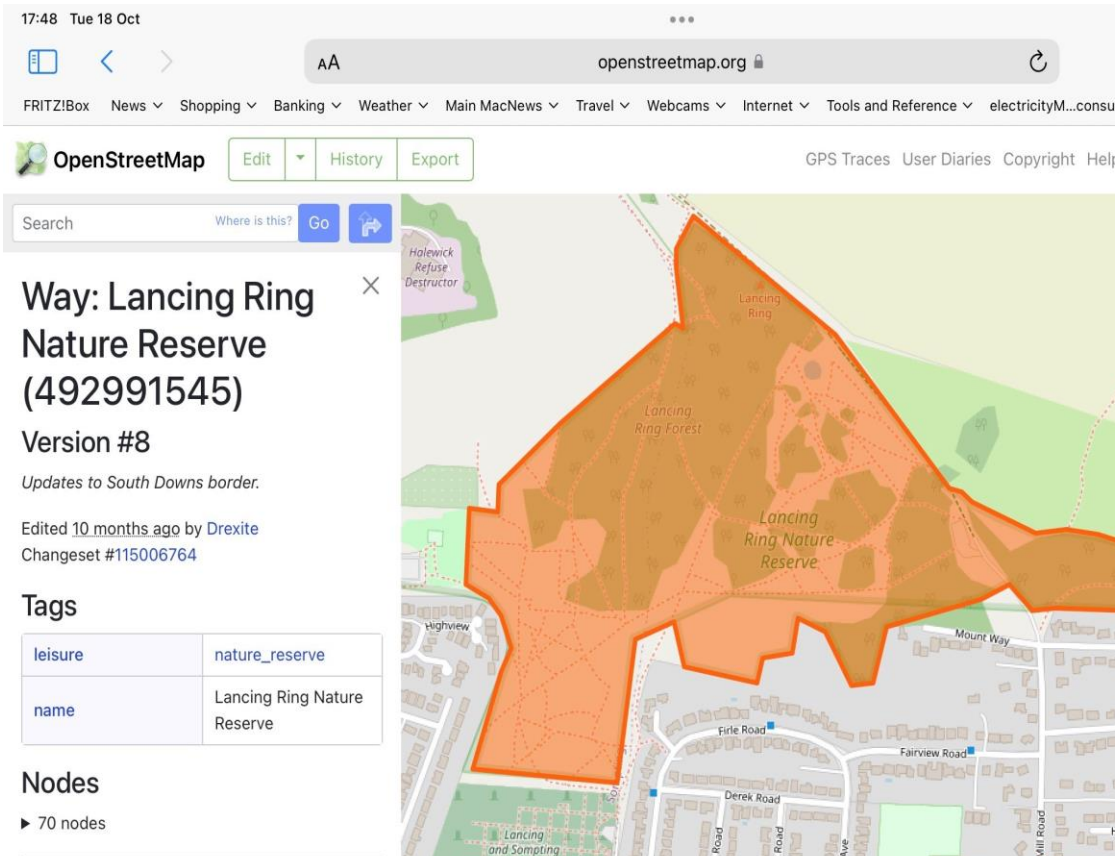
Areas 1 and 2 are both RED categories of the highest sensitivity, requiring an HER (Historic Environment Record) search as they are areas where new buildings,

ground excavation or landscaping may have major adverse impact on nationally important and other significant archaeological sites. Area 3 is AMBER.

BOUNDARY OF LANCING RING NATURE RESERVE

The land is a greenfield site, currently listed as a 'REJECTED site under monitoring' in the Strategic Land Housing Availability Assessment (SLHAA) 2022, which is far from the 'Potential site' status that the developers are claiming. As the land itself was once designated as an AONB which was only changed due to the South Downs becoming a National Park, there has been no valid reason for the land to lose the protection it once had. Furthermore, NO public consultation took place when that status changed, so the decision to strip the land of a designation was not part of a democratic process and as immediate residents who were never notified when we had every right to be, we question the very legitimacy of the site even being listed in the SLHAA, particularly as its characteristics match many of the other rejected sites which are no longer being monitored.

Furthermore, although the boundary of the National Park lies just north of the land, Lancing Ring nature reserve is an entirely different area, shown on maps with a border that drops south onto the site itself. This evidence demonstrates why it was an AONB in the first place, and should still qualify for similar protection.



UNADOPTED ROAD

The fact that this will be an unadopted road poses even further potential problems. Pot holes and resurfacing, maintenance of fire hydrants, managing poor drainage and other issues caused by the lack of street lighting are all problems that this development faces and which have not been thought through or demonstrated.



The condition of another unadopted Sussex road which has recently appeared in the news.

HABITS AND INTENTIONS OF NEW RESIDENTS

Another aspect which has not been considered, is the lifestyle and decisions of the new residents of this development, and the further detriment that their choices and behaviour will bring to the site and area.

This development assumes a great deal of responsibility on the new occupants of these properties. There is the expectation that they will all club together and effectively manage the upkeep of their vast dwellings and the road itself.

The insistence of including green roofs to some of the houses is another feature that was criticized in the previous application, yet has still been ignored and incorporated into this one. Green roofs are not only out of character for the area (because their purpose is to break up town centres and introduce environmental value to otherwise concreted surroundings), but they do not in any way compensate for the loss to biodiversity on greenfield land that is immediately attached to a National Park.

Additionally, green roofs are notoriously difficult to maintain. They can weigh down on the roof structure itself, creating cracks and leaks, and they quickly become unkempt and scruffy on the outside, which will impose more eyesores wherever the roofs are visible.



Image of a green roof in disrepair. The state will also decrease dramatically during hot summers where it will dry out and die.

The new residents will also take it upon themselves to remove much-needed trees which the developers may intend to leave, but which will no longer be their concern once they have sold the houses. These trees, which would provide limited screening for the Firle Road properties, will conflict with the desires of the new homeowners, who will want to remove them in order to further enhance their balcony sea views.

Another likelihood is that the new residents will cut through the National Park hedging along the north of the boundary in order to create their own gateways leading from their back gardens immediately onto the South Downs. This has already happened further east at some of the Firle Road properties which do not back onto the site, so in the much more exposed area to which the land is adjoined, such gateways will will open up the nature reserve to these unwanted private properties, with no one to control this or stop them before it would be too late.

The wooden exteriors of the houses will be widely visible on a faraway hilltop location. Wood weathers fast, along with being impractical and expensive to look after. Once rotted and discoloured, it will add to the detriment of the surroundings.



CONSULTATION WITH RESIDENTS

The 'formal consultation' that the developers claim to have had with local residents amounted to a Zoom meeting involving just 13 addresses from a road of 37 households. This took place after the new occupants of no 20 had been welcomed to the neighbourhood along with their plans to restore their decades-derelict property until it perfectly completed the road. Several neighbours had been told by the new owners that they planned to erect a 'small bungalow' to the rear of their house for an 'elderly relative'. These neighbours expected to see plans for this at the Zoom meeting, but instead, they were presented with a road and a line of huge dwellings that would compromise their lives.

Our raised concerns equated to far more issues than the few that have been glossed over in the statement, and which have not been addressed at all by the single amendment of reducing the development by one house.

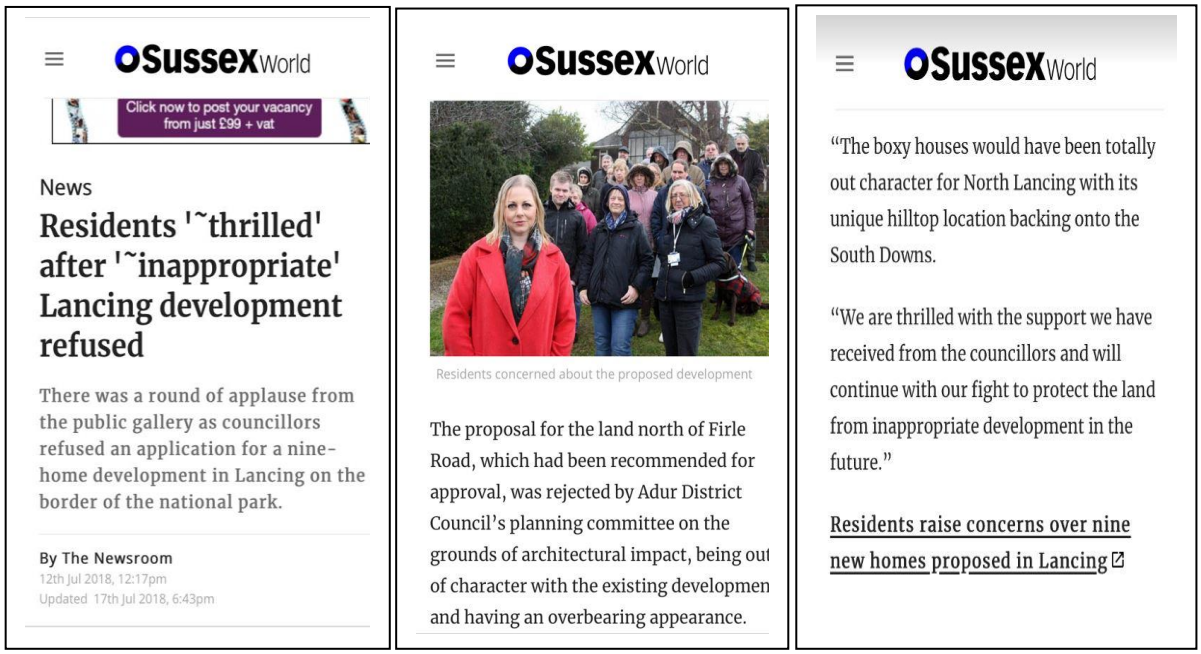
The events of the previous application for this land put the affected residents under extreme stress for a prolonged period of time due to the sensitive and controversial nature of the site – a fact that was understood and acknowledged by the current applicants when they moved into the property, assuring many neighbours that they would not be developing the land or putting anyone through the distress again.

Yet, not only has a huge development always been their intention – a development that is fundamentally no different to the previous application - but the mass bonfire destruction that devastated the residents prior to the submission of the 2018 proposal has also been repeated this time around with the barbaric digger decimation, at a time of year when rabbits and foxes would have been due to give birth to their offspring, and countless other species of longstanding wildlife have been confirmed – for the SECOND consecutive time in six years – to be using the site as a natural and immediate extension of the South Downs National Park and the Lancing Ring nature reserve.

The results of the previous surveys are published for all to see, and in a public social media post in October 2021, the applicant himself stated (three months before revealing his plans): "I do understand that our garden has been vacant for some years and is home to a lot of wildlife which has moved down from The Ring."



We also raised the issue of wildlife as a strong concern during the Zoom meeting, so it is therefore inexcusable that a digger could be taken to this land just four months after that statement. Preparatory work of this nature is the entire reason that the surveys are required beforehand, and now that such extensive mitigation instructions have been issued, strictly prohibiting destruction of any kind before such measures have been taken, it is even more shocking that this decimation has already occurred.



2018 NEWS FEATURE

Walking into a widely-documented situation of controversy and deep distress, only to put longstanding residents through this all over again – destroying wildlife, wellbeing and trust along the way – was never going to win favour with the people who matter most. Some have lived here all their lives, and others have recently moved from faraway cities to be here in the peace and serenity that North Lancing, and the swathe of countryside above it, can only continue to boast if it is left alone to thrive and prosper.

Of over 200 objections, at least 140 have declared addresses in the immediate area of NORTH LANCING itself. But of the 66 statements of support, 43 have given no address and a further 16 are completely anonymous. This speaks volumes and it is more than clear that local people DO NOT want this development.

We urge you, as case officer, to recommend refusal of these plans and for the committee to reject this infliction on our homes and our lives.

Yours sincerely

The Firle Road residents
Firle Road
NORTH LANCING