

Please could you kindly acknowledge receipt of this submission

AWDM/0706/25 Objection

Dear Adur Planning,

We write to most strenuously object to the above proposed development.

This application, if approved, will bring no benefit to the area of North Lancing and its community, other than increased flood risk, loss of parking, increased traffic and air pollution on the A27 which is already at over capacity. Of particular concern is the impracticality of the proposed access through a very small mini crescent/slip road with the many months of construction and the disruption to the residents who reside along that very confined section.

This development is certainly will not offering any affordable housing to assist in the area's needs.

Increased flooding - a major concern

This site badly floods in extreme wet winters as do many garden areas of this part of North Lancing because of rising groundwater which also causes loss of foul waste amenities for many residents in these local roads including Old Shoreham Road. This occurs in 7 out of 10 winters often for many months at a time. Southern Water has to provide 24/7 tankering support to try and maintain the foul waste facilities for householders. The disruption to the local community is severe.

During such winters, the mini crescent floods just before the entrance to No 74 where groundwater streams emerge and push up through the tarmac. This occurs for many months at a time. Highways repeatedly have to repair this damage.

This infill of road infrastructure and 9 large properties will inevitably cause displacement of this site's flood waters and worsen these problem for not only residents local to the site but with backing up of drainage ditches and groundwater flows, will increase problems upstream. This will affect the road and garden drainage even as far west as Grinstead Lane and the A27.

So many times before, these flooding concerns have been ignored. Development has been approved which has not helped our drainage problems.

Take the 4 Old Shoreham Road (4 homes) development for example. The houses are now built. Now, every rainfall, the site floods up to 30cm into a pool in the lower section - much to the frustration of the on-site work teams.

Repeatedly, residents alerted the authority to this flooding problem which, with the development infill, would displace waters to make the neighbouring flooded back gardens and sewers even worse in wet winters. This was never acknowledged. It was never a reason many of the earlier 8 applications were refused. It was finally approved in 2020 with an approved, flawed drainage scheme - as is now being evidenced by flooding during its construction.

On this drainage aspect, for once, we ask the authority to listen to what our local residents are saying, take notice and refuse this scheme because of increased flood risk and an even greater adverse impact on the community's wellbeing..

Totally impractical road access scheme

This access through the garden land of 74 Old Shoreham Road is the only option to access this back development site.

This access is totally impractical through such a small crescent.

The applicant has concerns that larger vehicles will not have sufficient room in this narrow road to turn into the access road at 74. They ask for the slip road to be designated as a no waiting area with double yellow lines. Even that is not the answer.

The whole crescent would need costly remodelling. Even with no parking restrictions that would mean loss of street signage, A27 flashing 40mph sign, a tree and an A27 lamp post.

We certainly object to the loss of parking amenity. There is nowhere else for the residents living in that slip road to park.

If approved with the months and months of construction traffic, there is no way the crescent will permit access of large vehicles and articulated lorries to have easy access into the front of No74 and certainly not long wide low loaders of up to 16.5m in length.

Having experienced the volume of such traffic and its total disruption for the 4 houses at the 4 Old Shoreham Road development, whilst the local roads were completely disrupted and a hazard to public safety, at least there were very restricted turning options for flows of up to 3 lorries at a time.

For the 74 Old Shoreham Road there is only this small mini crescent for more than double the number of dwellings. No space for queuing lorries – only the A27!! It will be a nightmare for local residents and the A27 westbound, with noise, road filth, traffic disruption with lorry queues in the A27 and with hazards to public safety including to many cyclists. A well-used two way cycleway runs through the crescent from Manor Way to the River Adur.

This is a second reason why this application should categorically be refused.

Damage to Natural Habitat

In November 2022, the owner of this site cleared the land with absolutely no care or sensitivity to protect the wildlife therein.

As the Adur local plan confirms under Policy 5 for the New Monks Farm development, this 1.5 acres and the 6 acre site next to it were to be treated as

Biodiversity Action Plan areas to enhance and safeguard the significant flora and fauna within the field, wooded and ditches in those areas.

As we all know our nature in this country is being depleted continuously and developments like this one are greatly to blame. Government policies are to halt this decline by 2030.

We would like reassurances that the applicant will be tasked to do a thorough ecological assessment of the area which will be appraised and approved by a council appointed ecology consultant.

If this comprehensive assessment is not submitted with the evidence of the necessary methods to safeguard the ecology and create the required 10% Biodiversity Net Gain, this adds another reason that this application be refused.

Summary

Bearing in mind all the above reasons, we most strongly request the local planning authority to refuse this totally inappropriate development which brings no benefit to the district, only problems.

Yours faithfully

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15/8/25