

Dear Sir or Madam,

Please confirm receipt of this objection.

We write to submit objection to planning application AWDM/0706/25, the proposed development of nine dwellings to the rear of 72–88 Old Shoreham Road.

Loss of Parking and Local Amenity

We are the owners and occupiers of The Manor Cattery, 68 Old Shoreham Road, Lancing BN15 0QZ. Our customers park in the slip road/access route to deliver their cats and small animals to our business.

As a local business, with customers coming and going daily, a loss of customer parking and delivery access, would significantly and adversely affect our business should this application be approved. Our customers would choose other catteries without parking restrictions and cause us a loss of business. Our business is the sole income for our household. For the reasons set out below, we respectfully request that the proposal be **refused**.

The proposed introduction of double yellow lines within the service road to facilitate development traffic would cause a loss of customer parking and delivery access for our business. This would adversely affect our business and livelihood. This would displace parking onto Old Shoreham Road, increase congestion, and compromise safety and accessibility near our business and home. This represents a clear loss of residential and business visitor amenity and has not been properly addressed within the application.

Emergency Vehicle Access

The constrained width, tight geometry, and additional pressures on the service road raise serious concerns regarding safe and reliable access for emergency vehicles, including fire appliances and ambulances. During construction, access would be further restricted by contractor vehicles, deliveries, and temporary obstructions. Any delay to emergency response times would place both existing and future residents at unacceptable risk and weighs heavily against the suitability of this site for the proposed level of development.

Construction Impacts, Health, and Wellbeing

As neighbours, we would be exposed for a prolonged period to high levels of construction noise, vibration, dust, diesel emissions, and general disturbance, often for extended daily hours and over many months. This has already been proven with the New Monks Park development.

Such prolonged exposure can cause significant stress, sleep disturbance, anxiety, and deterioration in both physical and mental health. These effects are material planning considerations and represent a serious harm to residential amenity and wellbeing. Experience from nearby developments shows that reliance on post-approval construction management conditions offers little real protection, as such conditions are often weakly enforced once permission is granted.

Air Quality Impacts

The use of large construction vehicles along a narrow, confined access route near to our property would result in concentrated levels of dust and diesel emissions. Slow-moving and

idling vehicles would worsen local air quality, leading to further adverse health and amenity impacts that have not been adequately assessed or mitigated.

Unsuitable and Unsafe Access – Direct Impact on Our Property

The proposed access via the narrow service road (“mini crescent”) is wholly inadequate for both construction traffic and long-term residential use. As residents living near to this access, we have first-hand experience of its tight bends, substandard width, limited visibility, and existing constraints. The access is entirely unsuitable for frequent use by large construction vehicles, emergency vehicles, or the increased daily traffic generated by nine dwellings.

The access is currently used by our customers, and a loss of customer parking and delivery parking would compromise safety of customers and residents, adversely affect our business and livelihood and cause increased congestion.

The manoeuvring of large vehicles would be practically impossible without mounting verges or encroaching into areas containing street lighting, signage, and other highway infrastructure, presenting a clear and ongoing safety hazard.

The access road is part of a two way cycle route and this planning application would present a clear and ongoing safety hazard for the many cyclists that use this route including our family.

Flooding and Drainage – Local Knowledge

The site and surrounding area, including our property, are subject to frequent winter flooding caused by rising groundwater. This is a well-established and recurring local issue. While revised drainage documents have been accepted in principle, this acceptance relies on conditions imposed after approval rather than a proven and deliverable solution.

Of particular concern is the requirement for first-floor levels to be at least 6 metres above sea level, despite the site itself being below sea level. This would necessitate either excessive building heights or artificially raised land levels, both of which would be visually intrusive, harmful to the character of the area, and detrimental to neighbouring residential amenity. These matters should be resolved through revised plans and robust topographical evidence before any planning decision is made.

Overdevelopment of a Constrained Backland Site

The proposal represents an over-intensive form of backland development that exceeds the physical and environmental capacity of the site. The number of dwellings proposed, when combined with inadequate access, flooding constraints, and proximity to neighbouring homes, demonstrates that the site is being pushed beyond what can reasonably and safely be accommodated.

Impact on Residential Amenity, Character, and Precedent

We would suffer a direct and lasting loss of residential amenity through increased noise, disturbance, traffic activity, visual intrusion, and general overbearing impact. The proposal fails to respect the established character of the area and the reasonable living conditions of neighbouring residents.

Approval would also set an undesirable precedent for further backland development served by substandard access arrangements, leading to cumulative harm to highway safety, residential amenity, and neighbourhood character.

Impact on Wildlife

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, grass snakes, many bird species both tree living and aquatic, bats, badger and deer. Whilst there are documents which have looked at the presence of bats and greater crested newts in the site there has been no in depth assessment carried out for the appropriate length of time to gather a full understanding of all of the area's biodiversity as per the creatures (and flora) mentioned above. The Adur Local Plan indicates this is a strong natural habitat area and within the New Monks Farm Policy which should be enhanced with a Biodiversity Action Plan.

Conclusion

This application continues to suffer from fundamental and unresolved flaws relating to access, highway and emergency safety, adverse effect on local business, construction feasibility, health and wellbeing impacts, drainage and flooding risk, overdevelopment, and neighbour amenity. These are not minor matters capable of being addressed through planning conditions, but serious constraints that render the site unsuitable for the proposed development.

We respectfully request that this objection be considered, and that planning application AWDM/0706/25 be refused in the interests of public safety, residential amenity, adverse effect on local business and community wellbeing. Given the scale of local concern and the number of unresolved issues, we consider this application to warrant full and transparent consideration by the Planning Committee.

Please confirm receipt of this objection.

Yours faithfully,

Rachel Bell
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