

planning@adur-worthing.gov.uk Mon 28 Sept, 22:23 (16 hours ago)

to me

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 28/09/2026 10:23 PM from Mr Paul Currie.

Application Summary

Address:	Gochers Laundry Alma Street Lancing West Sussex BN15 8AX
Proposal:	Demolition of light industrial building and redevelopment to provide 8no. dwellings (1no. detached, 4no. semi-detached, 3no. terraced) (FURTHER AMENDED PLANS RECEIVED)
Case Officer:	Peter Barnett

Click for further information

Customer Details

Name:	Mr Paul Currie
Email:	
Address:	

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:
- Design
- Highway Access and Parking
- Loss of General Amenity
- Overdevelopment
- Privacy Light and Noise

Comments: Objections to proposed development of former Gocher's Laundry site, Alma Street, Lancing
Paul Currie - on behalf of White Rose

In general the Applicant has made little effort to alter the plans to take into account the concerns raised in August 2025 against the last submission.
In summary, the proposed plans demonstrate an over-development of the site, without consideration on the impact to local residents.
The new development exceeds existing ridge heights, is in close proximity to White Rose affecting existing light levels, shall increase noise, add extra vehicular traffic and cause issues with parking on an already over-crowded (non-public) road.

* Drawing issues
The drawings show parts of the proposed development protruding past the site boundary as visible on land registry documents and threatening a conveyance in place for White Rose.

* Parking
Insufficient parking allocation has been provided for the new development. The plans show parking spaces on Alma Street, however parking cannot be allocated on land that is not owned by the developer.
There is no space for visitor parking as outlined in WSCC "Guidance on parking at new developments".
No consideration has been given for parking for existing residents and their visitors, who currently use the south side of Alma Street, or persons living in surrounding roads.

* Travel Plan statement
Document is dated September 2026 but is based around old revisions of the proposed drawings, superseded by this current submission
The following first statement is incorrect - "each dwelling has a single covered car parking space arranged as an open car-port (dwelling no's 1-6)". Instead houses 1-7 all have parking spaces shown on the Alma Street roadway which is not owned by the developer.
Figure 1.1 does not represent the current plans

* Sunlight & Daylight Assessment

- Despite the positive spin, for VSC the report outlines that 90 out of 140 windows experience a reduction in light. This means 65% of windows are affected.

- For Annual Probable Sunlight Hours (APSH) 16 out of 39 windows are adversely affected (40%) which is almost half those identified.
- Given the proposed ridge line of the new development substantially higher than existing, it is farcical that the report suggests sunlight to the surrounding gardens and amenity areas is generally maintained or improved.

* BNG assessment
- This has identified a loss of biodiversity resulting in the need to plant trees. Whilst this is a positive step, the type, size and position of trees has not been taken into account in the Sunlight and Daylight Assessment report, neither has the impact of roots or other long term effects on the road surface or drainage.

Kind regards