The Planning Inspectorate - Objection to Appeal - APP/Y3805/W/24/3336671

Planning Inspectorate Appeal Reference: APP/Y3805/W/24/3336671
Appeal Start Date: 18 Mar 2024
Appeal by: Mr Peter Creasey
Web Site: https://acp.planninginspectorate.gov.uk
email: RT1@planninginspectorate.gov.uk
mail: Jessica Werrett, The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN
Local Planning: Adur & Worthing Councils
Original PlanningApplication Number: AWDM/1541/23
Appeal Reference: AWAP/0003/24
Planning Officer: Gary Peck
Site: Land Adjacent 2 Brighton Road Lancing West Sussex
Proposal: Proposed Two Storey, Two Bedroom Dwelling.
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Monday 15 April 2024
Postal Address: c/o 45 Milford Court, Brighton Road, Lancing, BN15 8RN

Dear Ms Werrett,
Please note that a previous Adur & Worthing Councils Planning Application, AWDM/0813/23, for The Erection of a Single, Three Storey, Three Bedroom Dwelling was also refused and an Appeal has already been submitted to the Planning Inspectorate, Appeal Reference APP/Y3805/W/23/3331496.

Milford Court comprises two residential blocks, a High Rise of ten storeys with 40 flats and a Low Rise of three storeys with 18 flats. These are both immediately opposite the referenced Land Adjacent 2 Brighton Road Lancing West Sussex.

We, the **37** under-named residents of Milford Court (see **Appendix**), **fully and strongly re-confirm the objections** that we submitted, either individually or as a group, as representations to the referenced Adur & Worthing Councils Original Planning Application Number AWDM/1541/23. We understand that all of those original representations have already been sent to the Planning Inspectorate by the Adur & Worthing Planning Officer, therefore, we do not repeat any of that content here; apart from one exemplar from Mr William Nichols which neatly summarises our objections, thus:

> Mr William Nichols
> I object to this proposed development on the following grounds:
> - Development of the land has been refused in previous years (2007 and 2023)
> - This revised application fails to address the reasons for rejection of the previous application in Aug 2023 as follows:
> -reducing the scale of the proposed dwelling does not mitigate its negative impact on the character of the area, given the area is undeveloped beachfront. Any such development of any kind would negatively impact this area.
> -removing undeveloped beachfront and replacing with a private residence removes a local amenity
> -its negative environmental impact cannot be mitigated by proposed artificial features such as a grass roof and bird boxes
> - The proposal therefore fails to comply with policies 30 and 31 of the Adur Local Plan.
> - as per the the rejection notice from August 2023 further development of the beachfront should be prevented "in order to comply with policies 13 and 15 of the Adur Local Plan which require the protection and enhancement of the coast as an area of landscape character, to respect the existing natural features of the site and make a positive contribution to the character of the area."

In addition we, the **37** under-named residents of Milford Court (see **Appendix**), **fully and strongly endorse all of the reasons for refusal** given by the Adur & Worthing Planning Officer; both in the Planning Officers Report and in the Decision Notice both dated 22/12/2023. Again, we understand that those have already been sent to the Planning Inspectorate; therefore, we do not repeat any of that content here.

Finally we **Strongly Urge** the Government Planning Inspectorate to **Dismiss the Appeal Reference: APP/Y3805/W/24/3336671**.

Yours Sincerely
The Directors of Milford Court Lancing Ltd., (The Landlord).
Mr Robert Truman
Flat 49, Milford Court, Brighton Road, Lancing, BN15 8RN
Email: [redacted]
Ms Bernadette Brown
Flat 28, Milford Court, Brighton Road, Lancing, BN15 8RN
Email: [redacted]
Assistant to the Directors
Dr Brian Michael Collins
Flat 45, Milford Court, Brighton Road, Lancing, BN15 8RN
Email: [redacted]

Appendix:

List of Individual Representations:-

Residents of Milford Court, Brighton Road, Lancing, West Sussex, BN15 8RN (High Rise Flats 20-59) and 8RW (Low Rise Flats 1-12, 14-19)

1.	20/11/2023	Dr Brian Collins	Flat 45
2.	22/11/2023	Mr Frederick Brailsford	Flat 2
3.	22/11/2023	Mr Julian Hillman	Flat 36
4.	22/11/2023	Mr William Nichols	Flat 27
5.	24/11/2023	Ms Janet Bacon	Flat (Number Redacted)
6.	29/11/2023	Mr Anthony M Townsend	Flat 53
7.	29/11/2023	Ms Judith Redgrave	Flat 54
8.	04/12/2023	Mr Peter Wallace	Flat 57
9.	04/12/2023	Mrs Rosemary Hodges	Flat 23
10.	04/12/2023	Mr Roy Kruger	Flat 40
11.	05/12/2023	Mrs Sandria Murkin	Flat 51
12.	05/12/2023	Miss Catherine Allen	Flat 48
13.	11/12/2023	Mr Robert Truman	Flat 49
14.	12/12/2023	Mrs Erica Jarman	Flat 58
15.	12/12/2023	Mrs Daphne Bonner	Flat 7

List of Individuals in the Group Representation Submitted by the Directors of Milford Court Ltd:-

These were Residents who were either 'not online', were 'unable to work with online forms', or could not submit for other reasons; but who wished to make a representation:-

1.	11/12/2023	Mr Stewart Roberts	Flat 14
2.	11/12/2023	Mrs Carol Wyeth	Flat 15
3.	11/12/2023	Mr Keith Wyeth	Flat 15
4.	11/12/2023	Mr Chris White	Flat 20
5.	11/12/2023	Mrs Jan White	Flat 20
6.	11/12/2023	Ms Val Rowell	Flat 24
7.	11/12/2023	Mr Michael Kemp	Flat 25
8.	11/12/2023	Mrs Lyne Kemp	Flat 25
9.	11/12/2023	Mr Frank Boswell	Flat 29
10.	11/12/2023	Ms Andrea Knight	Flat 33
11.	11/12/2023	Mr Brian Wheeler	Flat 34
12.	11/12/2023	Mrs Margaret Wheeler	Flat 34
13.	11/12/2023	Mrs Elizabeth Phillips	Flat 37
14.	11/12/2023	Mrs Judi Ansel	Flat 38
15.	11/12/2023	Mr Colin Ansel	Flat 38
16.	11/12/2023	Mr Len Foord	Flat 41
17.	11/12/2023	Mrs Judi Foord	Flat 41
18.	11/12/2023	Mr Samarjit Singh	Flat 42
19.	11/12/2023	Ms Barbara Elsmore	Flat 43
20.	11/12/2023	Mr Anthony M Townsend	Flat 53
21.	11/12/2023	Ms Judy Townsend	Flat 54
22.	11/12/2023	Ms Rachael Eastop	Flat 55