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Planning - <planning@adur-worthing.gov.uk>

FW: Caravan site objection AWDM/1170/15

1 message

Bill Freeman <[redacted] 25 September 2015 at 17:03

[redacted]

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AWDM/1170/15

Dear Sirs,

This community group wishes to strongly object to this application.

There is absolutely no difference between this proposed development and the last one which was refused with strong reference to the saved policies of preserving the Lancing Gap and for reasons of detriment to the drainage. Such a building categorically impacts upon both these elements.

The only differences for this application are a) it is accompanied by a statement from the Police in terms of security of the site and b) the planning department recommends to approve the application because these comments from the Police outweigh all the saved policies upon which the last application was soundly refused.

This is quite frankly quite fatuous. If you have saved policies to protect the integrity and characteristics of the area, then surely these must take preference over all other matters.

In their comments, the Environment Agency have also shown a total lack of consistency. This area is within a 3a high risk of flooding zone (their words!) and based on this the EA categorically objected to its approval in this year's earlier application. Now they have no objections and all they are suggesting is that a condition should be placed on approval for the submission of an evacuation plan in the event of flooding.

Absolutely nothing has changed in terms of the drainage characteristics of the site – so why should the EA not apply the same logic as previously and object to its approval?

One aspect which has been totally overlooked by planning and the EA is that this site

sits within an area of greater than 75% risk of flooding from groundwater. Anything which disrupts

groundwater flows is every bit of concern as the coastal and river flooding ratings which the EA have outlined in previous failed applications. Also, anything which increases surface water run off is also unacceptable in terms of the area drainage and this mobile home will occupy a significant ground area which will no longer be able to contain levels of precipitation but only create surface water run off from the building itself. What are the proposals to manage that run off? There appears to be no details in the submitted plans for this.

The site is known by local residents to regularly become heavily waterlogged as does the neighbouring field where horses have to be removed at such times. The whole of the area in this part of the Lancing Gap is flood risk prone – hence its exclusion from the emerging local plan.

Permitting this 'mobile home', which to all intents is really a permanent construction, will only impact on the fragile drainage of this area and the existing problems experienced by the local community. As do the two existing buildings (a shed and block built unit) already constructed on that site with no formal planning approval, it is understood.

This community group, therefore, strongly urges the planning committee to reject this application in the interest of not creating an adverse effect on the area's drainage and to preserving the characteristics and visual amenity of the area in the interests of community wellbeing,

Yours faithfully,

Bill Freeman

Chairman

Adur Floodwatch Group

Run by the community for the community

(Members and associates include: Lancing Manor SE Residents Network, West Beach Residents Association, Barfield Park Residents, Mash Barn Community Group, The Shoreham Society)

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