

Comments for Planning Application AWDM/0845/26

Dear Sir/Madam,

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

Comments were submitted at 15/08/2026 12:26 PM from Camille Evans.

Application Summary

Address: Land South Of West Street And West Of Loose Lane Sompting West Sussex

Proposal: Application for Approval of Reserved Matters for Phase 3 following hybrid planning permission AWDM/0323/19. Details regarding the scale, layout, appearance, access and landscaping for the erection of 278 dwellings (including 30% affordable housing), a pocket park, LEAP and public open space, and car parking. Includes the submission of details pursuant to Conditions 15 (CEMP), 16 (bat sensitive lighting strategy), 18 (noise), 20 (cycle parking), 21 (car parking), 23 (waste and refuse), 27 (sustainability), 31 (nature conservation), 32 (external materials) and 36 (boundary treatments) of AWDM/0323/19.

Case Officer: Peter Barnett

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Customer Details

Name: Camille Evans

Email:

Address: 14 Wilmington Way Brighton

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking
- Other
- Overdevelopment
- Trees and Landscaping

Comments: Dear Planning Officer, I am writing to formally object to the Reserved Matters application AWDM/0845/26 regarding Phase 3 of the development south of West Street and west of Loose Lane. While the principle of development on this site has previously been established, I believe the specific details submitted for layout, scale, appearance, and landscaping fail to meet key local planning requirements and will negatively impact the community. My objections focus strictly on the following material planning considerations:

Inadequate Surface Water Drainage & Flood Risk: Sompting has historically suffered from high water tables and severe surface water flooding. The layout proposed for these 278 dwellings does not offer sufficient evidence of robust Sustainable Drainage Systems (SuDS) capable of handling increased run-off. Replacing natural greenfield soakage with this volume of hardstanding risks exacerbating local flood vulnerabilities on surrounding roads and properties.

Layout, Density, and Character of the Area: The scale, density, and urban layout of Phase 3 are completely out of character with the semi-rural edge of Sompting village. The placement of dwellings is overly cramped, failing to respect the natural open setting. The proposed "pocket park" and public open spaces appear tokenistic and are poorly integrated into the overall site map.

Highway Safety and Traffic Congestion: The proposed access layout near Loose Lane and the surrounding road network is entirely inadequate for the volume of traffic 278 new homes will generate. Loose Lane and West Street are already highly congested. The submitted layout presents severe highway safety risks for both existing road users and future residents, particularly regarding narrow access points and inadequate visibility splays.

Ecological Impact and Inadequate Mitigation: The application fails to provide satisfactory layout-specific mitigation for local wildlife and biodiversity. The greenfield site serves as a vital natural habitat corridor. The current landscaping and layout will cause irreversible damage to localised habitats, failing to deliver a meaningful biodiversity net gain.

For these reasons, I urge the Planning Committee to refuse permission for this specific layout and request that the developers significantly scale back the density, revise the drainage infrastructure, and redesign the site to protect Sompting's local character.

Yours sincerely, Camille Evans

Kind regards