From: planning@adur-worthing.gov.uk
Sent: 14 September 2023 23:08
To: planning@adur-worthing.gov.uk
Subject: Comments for Planning Application AWDM/1115/23

Flag Status: Flagged

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 14/09/2023 11:07 PM from Mr Graham Linn.

Application Summary

Address:	Entrance Car Park Prince Charles Close Southwick West Sussex
Proposal:	Redevelopment of existing car park to provide 9no. apartments with associated works including new access for car park and landscaping
Case Officer:	Gary Peck

Click for further information

Customer Details

Name:	Mr Graham Linn
Address:	8 Ash Court, Prince Charles Close, Southwick, West Sussex BN42 4PS

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Overdevelopment - Privacy Light and Noise
Comments:	I am writing in objection to the proposed plans to develop on the north car park in Prince Charles Close. Myself and my young family live on the top floor of Ash Court and our windows directly overlook the potential build site. I have a number of concerns around the proposals and I have detailed these below: 1. I have significant concerns relating to the location and proximity of the build site to the existing block of flats and the surrounding houses. The disruption I am anticipating this to cause will have a serious impact on the wellbeing of existing residents around the site. The

potential noise pollution throughout the period of development will have a significant detrimental impact on my family as I am sure it will with the multiple households you are proposing to directly affect. This concern is also the same for potential dust issues in relation to the development and the health implications this could have to the residents (including several babies and young children and those with increased health needs in the neighbouring buildings).

2. The second point I would like to raise is around the impact this will have on the existing highway. I have been reviewing the documentation provided as part of the planning pack and strongly disagree with several elements of it. I do not see how the parking situation in other roads such a distance from Prince Charles Close can be deemed as relevant, however, upon reviewing the parking numbers in the surrounding areas, I do not find this reflective of day to day occurrences. Having previously lived on Highdown before buying our flat in Prince Charles Close and regularly finding parking very difficult, there are clear indications, in my opinion, that the data provided as part of the parking surveys is flawed. I would like clarification of the way in which parking capacity has been determined. There are lots of large family cars and vans in the area which obviously would be classed as larger than the average vehicle.
This is also extremely evident driving around the local area and struggling to negotiate around poorly parked cars where there is already a deficit of adequate spaces. The entrance to the close being especially dangerous for pedestrians and drivers.
The close itself is already not offering ample parking to the current residents, with vehicles having to park on pavements and grass verges. This makes the area unsafe for pedestrians and I already have concerns about crossing in various places with my children.
The close is also used for parking for the adjacent allotments which can majorly increase the amount of cars in the street. We already know that because of the lack of parking in neighbouring streets, that residents are using the close to park from afar. There have been instances in which vehicles have suffered damage due to passers by. This will significantly impact residents visibility and hamper ability to be vigilant to issues surrounding the neighbourhood.

Additionally to the parking concerns in relation to the highways, I also have concerns surrounding the local roads ability to cope with the increase in relation to construction traffic. The condition of the roads around the area are already dilapidated and this will only exacerbate this. Being a close, there is only one way in and out of the road. I am assuming that at times the residents will struggle with access to the close due to large deliveries and machinery, which also means that any emergency services will also find it difficult to reach anyone in need.

The parking surveys provided estimated that there are 20 spaces currently available in the north car park. At present, Ash Court alone currently comprises of residents with 8 vehicles. There are at least 5 other vehicles of residents in close proximity with the car park that also have to use this space due to the lack elsewhere. This is before you factor in existing residents receiving guests. The new proposal for car parking accommodates 16 spaces, 4 of which are EV charging and 3 of which are reserved for holders of a blue badge. This restricts the parking for standard vehicles to 9 spaces which is below the levels of current occupancy, before the additional estimated 7 vehicles of the new block are factored in. The spaces themselves do not appear to accommodate family parking (to be able to access children in car seats), despite the fact the area has a significant number of young families. The road adjacent to the proposed site is majorly used by vehicles that do not belong to residents of the close and often these vehicles are parked for weeks at a time without moving.

3. Privacy of the residents in the surrounding area will be greatly impacted, both during and after construction. While I can see from the design plans that efforts have been made to mitigate the level of invasion of privacy on existing residents, it still appears that there will be a clear line of sight overlooking existing gardens and directly into my home.

4. Existing residents that have lived in the close longer than we have, have expressed their concerns over the rejection of planning proposals being granted previously over the years due to the proximity of the overhead cables. If this was the case previously, how is this now not a concern?

In relation to the requirement for additional social housing, while I understand the desire to increase this, I do have concerns around recent publications relating to Adur District Council and their ability to maintain existing properties, as documented in the regulatory notice, published by the Regulator of Social Housing.

In conclusion, while I appreciate there is a need for more social housing, I feel that this is not an area that is appropriate as it already seems overpopulated. There is a community feel within the close and this will no doubt create friction between the residents, especially when it comes to parking.

I sincerely hope the points raised above are taken into serious consideration in the decision making process surrounding these plans.

Kind regards