79, Irene Avenue,

Lancing,

West Sussex.

BN 159 NY.

17th October 2011

To,

The Planning Inspector.

C/o Adur District Council Planning office,

Ref Adur District Council planning applications ADC/0282/10 & ADC/0069/11.

Dear Sir,

When Seaman Partnership first submitted the first application, I objected on the grounds that my property would be overlooked, I also had serious concerns regarding traffic movements and parking near to my property. Another concern was that the drains and other services would be adversely affected. Their second application gave me no reason to change my mind, and on looking into this matter further I am even more convinced that this development should not go ahead. I would list my reasons as follows.

1. OVERLOOK, and PRIVACY
   - Houses will be taller than the surrounding properties, blocking sunlight particularly during the winter, therefore reducing the efficiency of my Solar Panels.
   - Lack of privacy due to the windows on the upper floor looking directly down on my property also that of my neighbours.

2. TRAVEL and TRANSPORT.
   - Figures from the Office of National Statistics (based on a previous census,) show that 12% of working age persons have to travel outside the area for employment.
   - It is likely that this figure will rise due to the increase of dwellings, and a large number of empty factory units on the Lancing Business Park, once the latest census figures are released.
   - There is only one bus route that serves the immediate area. Compass Travel route 16 from Lancing to Worthing and West Tarring. The first bus of the day does not leave Lancing until 09.00Hrs and the last bus of the day leaves Worthing 16.30Hrs.
   - Commuters have no alternative but to drive as bus service not convenient with no changes proposed in future.

- These days the vast majority of households have two or more cars, which means vehicle movements up to 92 per day just for work purposes. This could actually rise to 148 vehicle movements (please see comments in section 3 below) It takes no account whatsoever of journeys for recreational purposes.
- Lancing railway station is a fifteen minute walk away, most residents using the trains will get a relative to drive them to and from the station, this will actually increase vehicle movements, owing to a return as opposed to a single journey each morning and evening.
- The Highways Agency was not consulted regarding this development (please see letter which the Tara group will be submitting).
- In 2007 Adur District Council produced a report on development locally and the Highways Agency expressed concern about impact on the A27.
- The A27 trunk road is already operating at full capacity; currently there are no plans to upgrade it.
- Morning traffic queues in Grinstead Lane from the railway bridge to Grinstead Lane roundabout just to access the A27.
- Evening, queues on the A27 from the River Adur.
- Similar problems westbound into and out of Worthing.

3. PARKING.
   - The plans allow for only 1 ½ car parking spaces per property, but most families have two cars, therefore some will be parked in Irene Avenue.
   - There has been correspondence between Adur District Council and the developers seeking approval to reduce the number of car parking spaces.
   - It has been suggested that if planning permission is granted, the developers will attempt to increase the number of dwellings to 37, which would decrease onsite parking availability further.
   - Parking in Irene Avenue is already bad (Adur District Council has been provided with photographs of pavement parking), road width is often reduced, restricting access to emergency service vehicles, and delivery vehicles.
   - Incidents of obstruction of residents and school driveways will increase, as will parking in the restricted school entrance zone.
   - There is a lack of turning Facilities within the development. Vehicles will be forced to reverse out into Irene Avenue. This could be dangerous especially at School times.
   - West Sussex County Council Highways department acknowledge a problem with larger vehicles being unable to turn (letter to be produced by Tara), however comparison with other nearby (Cokeham Gardens and Garden Close) Cul-de-Sacs suggest that most motor vehicles, will have a problem.
   - Potential for further on street parking from School, see comment on section 5.

4. Waste Water Services.
   - The Sewer in Irene Avenue was not designed for the number of houses it now services, and is full to capacity.

- There have been incidents of flooding at several properties caused by the sewers overflowing. The risk of flooding would become more frequent if development goes ahead before a sewer upgrade.
- Any sewer upgrade will cause months of disruption to residents.
- There has been no offer from the developer to pay in full or in part for that sewer upgrade, neither has there been any suggestion that the developer will compensate residents for those months of disruption.

5. School and Community building.
   - Community hut is not surplus to requirements; recent users were forced to leave when council refused to accept any further rent.
   - Nearest community facility is a good fifteen minute walk away.
   - Claims by council that community facilities will be available at the Robert Woodard Academy, once rebuilding is complete, are not true, this school has no plans for community facilities on its premises.
   - The Globe school is full to capacity, and frequently children receive lessons in the corridors.
   - Owing to other nearby housing developments demand for places will not diminish. North Lancing School (where the council suggest any overspill could go) is also full.
   - Extending the Globe School will become necessary in the near future; this could only be done by building on the school playground. The land will then be needed to replace the original playground.
   - The only alternative would be to build on the staff car park. This would cause even more parking problems.
6. Conclusion.
   - Refurbishment of the existing Willows school as an annexe/sports and games centre for the Globe school. This could include a community centre to replace the original.
   - Refurbishment of the existing community hut, and the Willows site turned into a pocket park/community garden/allotments, until required by the Globe school.

Yours Sincerely

[redacted]

E.G.Bull

c.c. to Lancing Parish Council, and S.O.S.S.