AWDM/1394/22 - Objection letter

Dear Sir/ Madam.

I would like to register my objection to AWDM/1394/22.

I would further like to object to any Idea/ application that would permit any kind of housing development to the Greenfield Land behind the friendly residents of Firle road.

This type of application has been **previously refused on appeal by an inspectorate,** which was before another in a long list of refusals to build on this site.

This site has been proven to not be viable to build on. Any building/ planning on this site contradicts major policies, Law and Restrictive covenants.

The proposed site is designated,

GREENFIELD LAND WITH RESTRICTIVE COVENANTS.

Reasons for objection that this development conflicts with in the 2017 ADUR LOCAL PLAN:

- 1.19 Section 3. Will be destroying natural environmental quality and sense of place and character with Firle Road, and North Lancing in general.
- 1.19 Section 4. Fails to meet identified housing needs, ie smaller households, affordable housing.
- 1.19 Section 5. Does not encourage young people to remain in the area.
- 1.19 Section 6. Does not address deprivation.
- 1.19 Section 7. Does not address road congestion and related pollution.
- 1.19 Section 8. Does not address climate change and flood risk.
- 1.19 Section 10. Does not improve health and wellbeing, air quality for local residents.
- 1.19 Section 11. Does not maintain or enhance the quality of built, historic and natural environment.
- V7: Adur's character and local distinctiveness (urban, rural and countryside) will not be maintained or enhanced through protection or enhancement of its landscape or biodiversity. Important views will not be protected. The proposed development will destroy biodiversity and blight the SDNP.
- V8: Highways England & WSCC, the proposed development does not address congestion it will increase delays on local roads and the network and will contribute to make it harder and less sustainable to travel patterns. The junction proposed within Firle Road breaks the law.
- V9: The proposed new road will increase flooding risk due to its use of permeable paving on a 1:10 slope. No infiltration rates are available for permeable paving on a 1:10 slope, so extreme rain will flood down the proposed new road as if it is made of tarmac, increasing flooding in Firle Road and into the properties directly in line with the proposed new road.
- V11: This proposed development does not meet the economic, social or environmental objectives of the ALP 2017.
- O7: The proposed development does not protect or improve the setting of the SDNP. Areas of nature conservation value will be destroyed, not preserved or enhanced.

The proposed road will be extremely harmful and completely change the nature and sense of space of the properties at 18, 22, 15, 17 and 13 Firle road. A once private single dwelling would open up to daily traffic causing major disturbance and pollution.

The living conditions for the immediate neighbours would be severely damaged, especially in the construction phase, with noise and pollution from the demolition of the newly refurbished property including the vast amount of earth movement for the cutting in for the road to achieve a 1:10 slope. Let alone a suggested refusal site at the front of the land at number 20.

I dread to think what destruction will be caused during a proposed construction phase for any building work, just during the development of number 20 alone, 18 Firle road was surrounded by lorries, trucks and vans parked across the driveway, on the front lawn with trades people using the adjoining part of this property as their own, the front garden of 18 is still in disrepair due to the actions of trades people and vehicles.

The size and height of the proposed houses would not respect or enhance the prevailing character of the area. They would not make a positive contribution to the sense of place, local character and distinctiveness of the area, nor respect the natural features of the site.

The Privacy once afforded to 18 Firle road would be lost, windows at the front and rear of the property would be exposed and the side of garden land previously abutting a private property would be accessible to multiple other parties.

At night the light from vehicle headlamps using the site will have a marked impact as the local area is naturally dark with-out light from street lamps. The proposal is in an elevated position and the light pollution together with the added noise would be severely over bearing.

A section of comment from the SDNPA on a recent consultation: “In summary, the SDNPA“ ”is not yet convinced that the proposal is sensitively located and designed in order to avoid or minimise adverse impacts on the SDNP, its landscape setting and its wildlife”

The reasons for refusal of planning permission from the previous Planning Inspectorate report still apply.

This planning application conflicts with so many planning policies.

I kindly ask this proposal and any similar be **refused**.

Yours faithfully,

Alex Gooch

18 Firle Road,

North Lancing, West Sussex, BN15 0NZ