Car and Van MOT Services Ltd
Block 1, Unit 1
Chalex Industrial Estate
Manor Hall Road
Southwick
West Sussex
BN42 4NH

Dear Sir,

In relation to Application AWDM/1722/14

Objection to the above planning application.

1. The property in the application is not located behind Block 1, Unit 2. It is in fact behind Block 1, Units 1 and 3.
2. EDF have never used the site over the last 12 years for any storage of vehicles or construction materials. I have been an occupant of the site since 2002 of Block 2, Unit2 and now the occupant of Block 1 Unit 1.
3. The site is only 7.5 meters wide and is continually piled high with numerous types of rubbish, this causing numerous problems
   a) Since occupation of the site there has become a severe issue with rat infestations to Block 1 due to the piles of rubbish left on the site, which is also permanently piled against the building. This mainly being plasterboard.
   b) A major fire hazard - there has already been one fire on site which melted all the windows to the rear of Block 1, due to the limited width of the site whether the materials are stored to the southern boundary or not this can still cause major damage to the building of Block 1, Unit 1 which is an MOT station / Garage, holding gas/oxygen cyclinders. There is no power to the site, therefore no CCTV can be installed and there is no water to the site to put out or dampen any possible fires.
   c) Due to the graffiti on the rear windows of Block 1, it would appear that the site does get broken into by local youths.
   d) The proposed plan will not allow for any parking of the vehicles overnight which routinely happens – there is no allocation for parking on the estate and therefore these large vehicles will need to be parked on Manor Hall Road / Shelldale Road causing more congestion in an already congested area. At present they are often parked at the entrance to the estate blocking access to the estate by large vehicles.
   e) The 3.5 tonne vehicles are not able to turn around in the site, and therefore have to reverse back into the industrial estate causing a potential problem
   f) From the footbridge the view of the site is an eyesore.
   g) The extremely high sided vehicles parked against the windows cause a loss of light to Unit 1.
   h) I believe that the site is far too small to accommodate such a business, as without the containers the site is full to window level against the building and nearly roof level to the southern boundary with wood, this amount of waste could not be contained within the

waste storage bunkers proposed whilst allowing for a clear area between them and the building as proposed.

i) Any fire in this area would also be a hazard to the railway line.

I trust that the above points will help with any decision made.

Regards

Mark Ford







