EIAOPINION/0001/16

free wharf development shoreham by sea

1 message

barb [redacted] 8 December 2016 at 13:12
To: planning@adur-worthing.gov.uk

24 Fairfield Close
Shoreham by Sea
BN436BH
December 8, 2016

Dear Sir:

I enclose a copy of a letter I submitted to the Southern Housing Group following my viewing of their development plans for Free Wharf in Shoreham .
I hope you will agree that the survey/Feedback Form was an unfair reflection of the concerns of the community and gave them little opportunity or space to express their concerns. The format of the questionnaire should be considered when they report to the Council about the positive feedback they have received.
The people I have spoken to agreed that there is a definite need for housing but have grave concerns about the number of flats, the increased traffic and resulting air pollution and the strain that will be put on local infrastructure. It is my understanding that it is the duty of the Council to consider all these issues when deciding if planning permission should be granted or if the scheme should be modified.
I would like to be notified when the Council is discussing this development and informed if the public can attend.
I look forward to hearing from you.

Yours faithfully,
Barb O'Kelly

Barb O'Kelly 24 Fairfield Close Shoreham BN436BH [redacted]

December 2

I attended the exhibition of the proposals for Free Wharf held at the Sussex Yacht Club in Shoreham by Sea where I spoke to your representatives. There are a number of questions I hope you can answer.

1. What percentage of the housing will fall into the category of affordable?

2. Do you have any idea of what percentages are designated for sales to the rental market and the open market ?

3. What highway improvements do you plan? I could see no indication of these. In discussion with one of your reps I queried how cars exiting from the eastern side of the development would gain access to the 259 if they were trying to turn in an easterly direction. Also, how would pedestrians cross the very busy road. I understood a bollard was going to be put in but if pedestrian crossing lights were included at that point it would give exiting cars a chance to turn right.

4. One of your display boards mentioned creating a "community". Yet the only communal areas are outside. Would it not be possible to include a communal area in one of the buildings. Residents in flats often feel isolated and a communal area would help to alleviate that.

5. Another one of your boards mentioned a "hub". What does that mean?

6. There was no representative present who was informed about air pollution levels . I understand that you are employing a firm to assess the levels and indicate how levels will increase with the increased number of cars. Will this firm be independent? What gases and particles in the air will they actually be measuring, at what time of day and where?

7. Is there any possibility that an area could be set aside to allow residents to grow their own veg. etc. I suggested this to one of your reps. and he stated that there was no way of knowing whether anyone would be interested. That is true. But as you sell the flats you could ask potential buyers if they would be interested. It would help create a community feel and if no one was interested it would be much easier to landscape the area than to have to create a communal growing area after it had already been landscaped.

8. The model left a lot to the imagination. The roads should have been marked out in colour to distinguish them from other areas.

9. All plans would have been much clearer if road names had been included and the names of some existing buildings such as Halfords. The same comment applies to online plans. The inclusion of shadows on one of the exhibited plans led to much confusion. Is there really a need to include them, especially tree shadows?

10. I am relieved that the developers have taken the opinions of the public into account and not included a 14 storey block. What will be the final height in meters of the 8 storey block? I assume there will be lifts although I could find no mention of them.

11. Is a children's play area with outdoor equipment included?

12. Will there be power points in the underground parking areas for electric cars?

13. Will there be any solar panels? This is a south facing development and I hope planning will have included these panels on the communal roofs. If not, then this is a missed opportunity to prove you have concerns for the environment. Mass installation of solar panels is cost effective.

14. I found it disappointing that no representative could give any indication of the cost of the flats to buyers. You must have a ball park figure. The council proposed that theses flats would enable the sons and daughters of local residents to stay living in Shoreham. Will you do a follow up to see how many of the flats actually go to local residents? I am not alone in believing that they will not be affordable for local residents except for ones who are downsizing.

15. The survey was largely irrelevant to the displays and consultation. Most people accept that more housing is essential. There was nothing in the survey that many people would disagree with. So, based on the survey you will be able to state the approval of the scheme was overwhelming. In actual fact there will be a number of things that local people will not be happy with. That is mainly the number of flats, the resulting increase to the road congestion and air pollution and increased pressure that will be put on local services such as education and medical facilities.

QUESTIONS RELATING TO THE SURVEY

Question 1 dealt with highway and cycling improvements. But a short cycling route that does not connect with any others is insignificant. And , as already pointed out, very little is being done in terms of highway improvements.

Question 4. What did you have in mind for leisure opportunities?

Question 5. How is improving educational facilities part of your plan? The need is definitely there and with this development will be even more important but will you be contributing in any way to improved facilities?

I hope the results of this questionnaire will be published in detail for all those who took the time to reply .

I realise that a housing association has to make a profit that can be invested in future developments and that you have large expenses in terms of decontaminating the land however I would like to see a larger proportion of the flats available as affordable housing. That is the only way that younger people will be able

to even think of getting on the housing ladder and a large part of your leaflet expressed concern for this younger generation.