From: Sue Brace
Sent: 15 February 2023 13:51
To: VE.RT; Phil Hill
Subject: APP/Y3805/W/22/3312319

Dear Sir or Madam,

Please find below my objections to the proposed development of Land south of 108 to 126 Gordon Road Shoreham by Sea

GENERAL COMMENTS
The land is 80 meters by 15 meters and is NOT flat. To the north, the gardens are low and to the south it rises up to the railway embankment. How is the area to be made flat in order for the proposed development to be implemented? Has Network Rail been consulted. Given the number of trees to be removed, how will the embankment up to the railway tracks be supported.
The units are said to be 3 meters wide; no measurement for depth has been given. If the storage units are to be of similar size to an average garage then 5 meters would seem to be a reasonable estimate - 2 units at 5 meters is 10 meters with a drive space of approximately 5 meters. The usual width of a single lane is 3.65 meters - so one car/van and the drive space is blocked.

The following points are in response and refer to the appeal document.

SITE AND SURROUNDING AREA

3.1 This surplus overgrown land is home to bats, birds and slow worms. Slow worms are a protected species (Protected in the UK under the Wildlife and Countryside Act 1981. Priority species under the UK post - 2010 Biodiversity Framework)

3.2 Nearby commercial units are mentioned eg Mc Donalds, Dunelm and Halfords. For information opposite Halfords there is already a storage facility. Further storage facilities are available within a very short distance on the A259.

APPEAL PROPOSALS
5.1 For the benefit of the business owner only and not to local residents

5.3 Storage units will not be “tucked away” they will be visible from houses and gardens

POLICY AND BACKGROUND
6.2 No adverse impacts? - there will be an adverse impact on the air quality. Boxx Storage is situated next to a
railways crossing. Articulated and large lorries, vans and cars currently wait for the barriers to open rarely switching
their engines off.

6.3 Does the absolute minimum to support the economy; Provides no local employment

6.5 It is not an under utilised area - it contributes to the need of environmental sustainability and helps aid surface water
drainage

REASON FOR REFUSAL

7.12 With regard to visual impact…. This would change from trees, brambles and greenery usually associated with
Railway embankments to an acoustic fence

7.13 External lighting is not monitored and currently does NOT comply to the planning rules

7.15 By installing an acoustic fence this acknowledges that there will be additional noise pollution
No mention of what the fence would be constructed of, concrete? wood?

7.20 If the units are raised then the 2.75m height of a storage unit is meaningless until a measurement is given
for the proposed raised platform
By raising the storage units this does not mitigate the flood risk from surface water. It creates a flood risk to
nearby properties by protecting the storage units with no consideration given to drainage for surface water
By developing this area it is depriving the area of drainage capacity
The proposed mitigations, elevation of the storage units, acknowledges there is a significant flood risk which would
only be exacerbated by the proposed development

OTHER PLANNING ISSUES
8.2 There will be no increase in employment at this site.

Please do NOT allow this proposed development.
Yours faithfully,

Sue Brace
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