From: planning@adur-worthing.gov.uk
Sent: 08 September 2022 18:30
To: planning@adur-worthing.gov.uk
Subject: Comments for Planning Application AWDM/1307/22

Flag Status: Flagged

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 08/09/2022 6:29 PM from Mr Kim Matthews.

Application Summary

Address:	Free Wharf Brighton Road Shoreham-by-sea West Sussex
Proposal:	Application for a Non-Material Amendment to previously approved AWDM/1497/17 to amend the description of works to read: Redevelopment of the site to provide ten buildings, containing new homes, commercial floorspace at ground floor level within use class E (a, b, c & g) and Yacht Facility (88sqm). The development also includes parking spaces, reconstruction of the river wall, construction of mooring pontoons and observation platform at the end of Humphrey's Gap, provision of a riverside pedestrian/cycle route, areas of semi-private and publicly accessible open space, internal access roads, cycle parking spaces and associated ancillary areas.
Case Officer:	Stephen Cantwell

Click for further information

Customer Details

Name:	Mr Kim Matthews
Address:	6 New Road, Shoreham-By-Sea, West Sussex BN43 6RA

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Overdevelopment
Comments:	Putting over 40 more residential units onto this already over-developed site will put further pressure on sewers, parking, egress onto A259 etc. The developers argument that this will make the site more financially viable in the current challenging fiscal climate is not a valid

planning consideration. Extra pressure on local infrastructure is a valid consideration particularly in the light of District Planning policy to re-examine the impact of over-development along the Brighton Road as a whole.
The closure of public access by vehicle on Humphrey's Gap halfway to the quay contravenes ADC and JAAP principles that existing river access should be maintained and where possible improved. Closure is a LOSS of public amenity. Commercial fisherman and leisure boat owners used the quay at Humphrey's Gap for decades. The new, small jutting out 'viewing platform' and lack of safety ladder will stop boats from mooring and unloading at the quay.
Humphrey's Gap Stopping Up of Highway (South East) (No.32) Order 2018 makes no mention that it was to be permanent but was done 'to enable development'. Once that development is completed the Right of Way should be fully reinstated. Fishermen and the prominent barrister, Robert Owen, fought a case to keep it open in the past. It is likely that closure will be legally challenged again.
(Incidentally, I have examined the original Free Wharf Application thoroughly and cannot find where permanent closure of Humphrey's Gap is referred to in the text. Can an officer point that out to me some time please?)
The blocking of access to the river undermines the case that these over-developers claim to have given true weight to the cultural value of the harbour side-site in Shoreham. The walkway/cycle path is a good step in the right direction. Watching boats coming in and out to Humphrey's Gap would enhance the experience of both visitors and residents alike. (The pontoons on Free Wharf will be private moorings and gated and won't let the public get close).

Kind regards