Objection to planning application ref AWDM/1650/20, Bin Store to North East corner adjacent to vehicular access, Longcroft, Southdown Road, Shoreham-By-Sea, West Sussex.

Please see below my objection to the recently submitted planning application referenced above.

1. The location of the proposed bin store will require the loss of 1 visitor parking space within the Longcroft development causing further pressure on the already difficult parking situation in the immediate location, Southdown road is already utilised by commuters parking for the railway station and visitors to the Dental Surgery on the opposite side of Southdown road to the existing Longcroft vehicular access, the parking is already exacerbated with residents from Longcroft parking large vans &cars on the narrow section of Southdown Road with vehicles often left for days at a time making vehicular access to the adjacent residential properties extremely difficult.
2. The proposed location will cause access issues for residents whenever the Bins are being emptied due to the collection lorry stopping in the only vehicular access to the Longcroft development, any vehicles trying to access the development will queue on Southdown road causing further congestion on this already busy road, residents trying to leave the development in their vehicles will be delayed. The existing location of the rubbish bins on the South West corner allows access for the collection vehicle without blocking the only vehicular access.
3. The proposed location for the bin store is approximately 10metres distant from the bedroom of my property and there will be both noise (bin lids opening/closing) and smells from the bins (especially during the summer months when in direct sunlight).
4. Rubbish being blown around the site from bins being left open only encourages the Gulls, Foxes, and Rats which will cause an unsightly public health hazard.
5. The list of advised properties by the applicant / planning dept. is selective and is not correct as it only includes 1 property on Southdown Road (the proposed location for the Bin Store!), additional notifications are required to properties in Southdown Road, with an extension of the date for objections by a further 21 days from issue of said notifications.
6. An enclosure in the existing location of the rubbish bins (South West corner) would be far more suitable and would not impact on the visual aspect of the vehicular access caused by the proposed, the planning application submitted notes that no trees are affected by this proposal however the existing shrubs and bushes which shielded the visitors parking from the highway have been removed in the past months without consultation.

A poorly designed proposal, without any consideration to the following impacts

- Traffic congestion and parking in Southdown Road.
- the 5 bike stands in the remainder of the lost parking space are purely there for ticking a box in the planning process (a secure facility with bikes parked under cover is required)
- Public Health Hazards
- Noise, smell, visual impact to adjacent property
- Position of existing bins not defined on the submitted plans

Please see the marked up plans with comments to back-up the above noted comments and objections.

Regards

[redacted] 13.11.2020

Mrs Angela Best

11 Southdown Road BN43 5AL

IMPACTED PROPERTIES NOT NOTIFIED OF THE PROPOSED WORKS





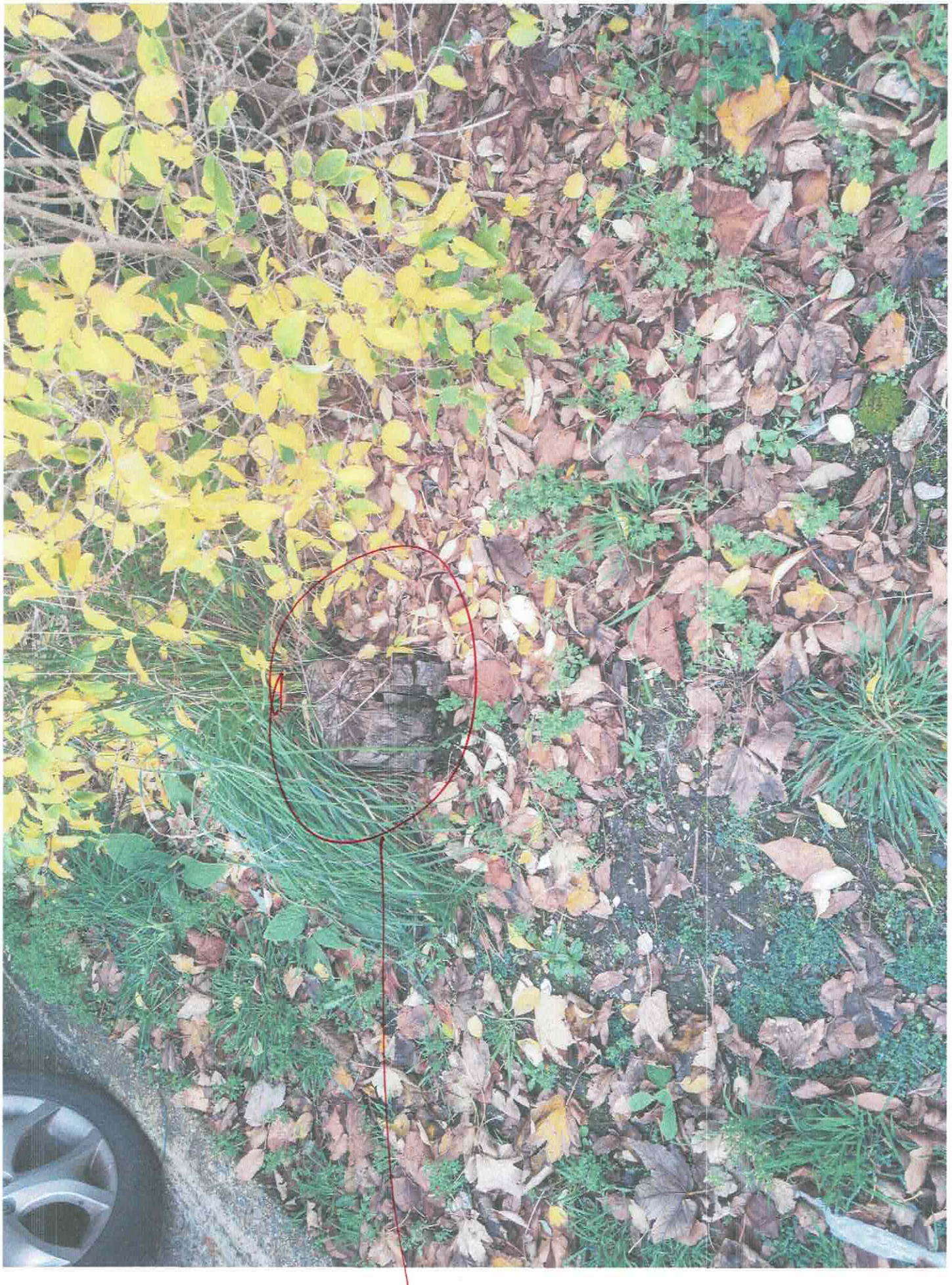
3

EXISTING TREES / SHRUBS REMOVED (RECENTLY)

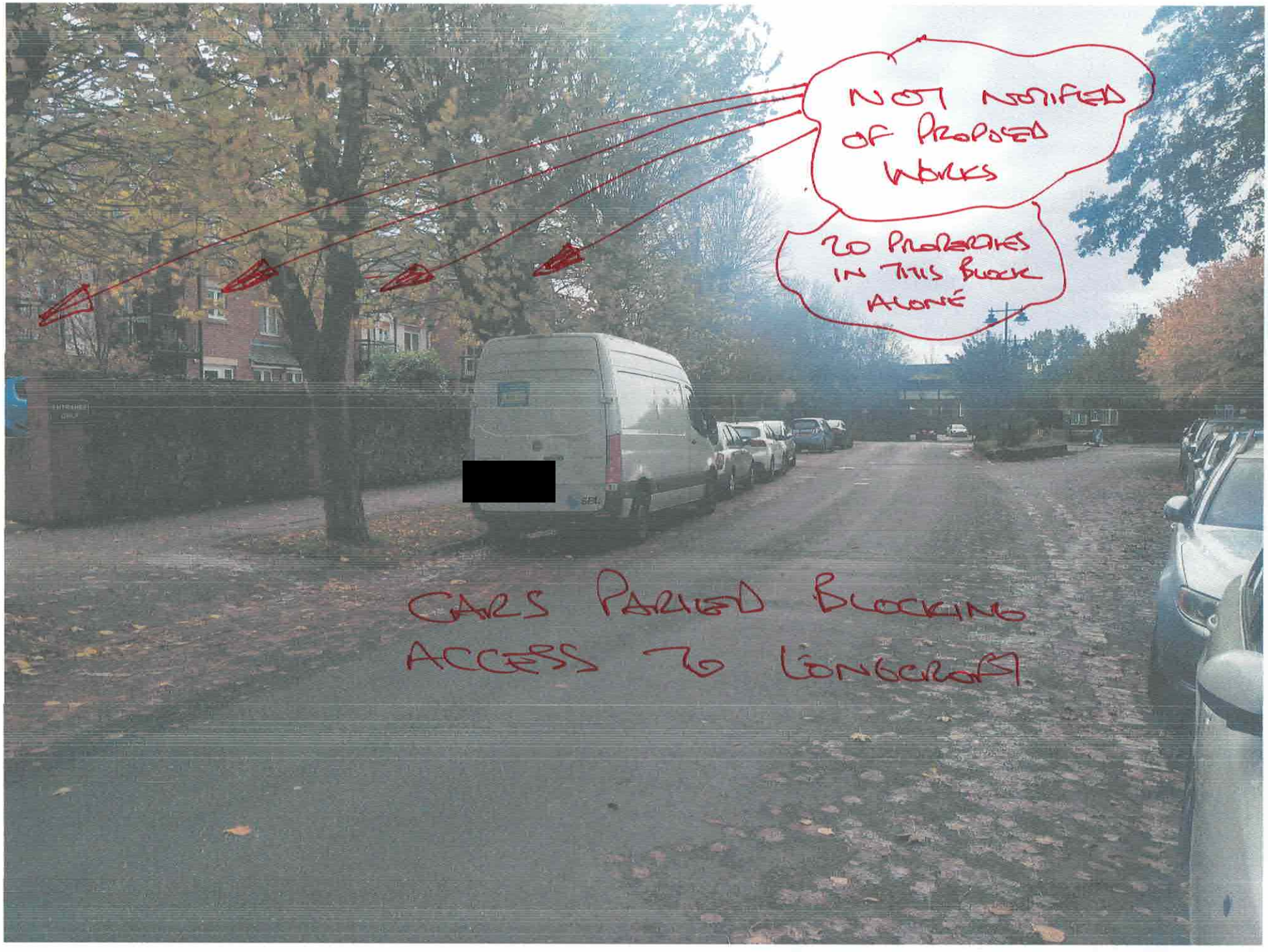
NOTED IN APPLICATION THAT NO TREES ARE AFFECTED.


1
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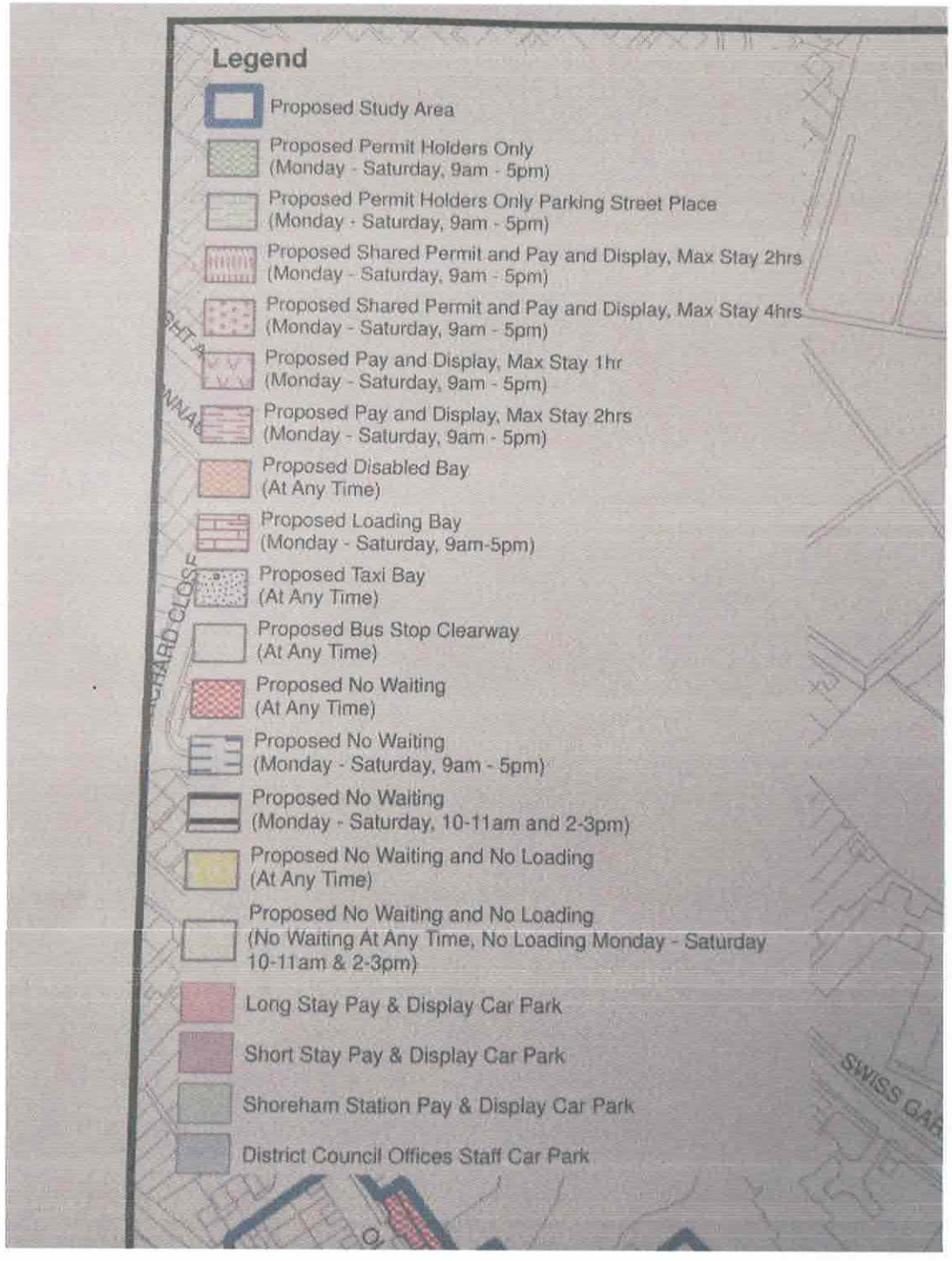

2




11
DENTIST
EXISTING VEHICULAR
ACCESS TO "LONGCROFT"


NOT NOTIFIED OF PROPOSED WORKS
20 PROPERTIES IN THIS BLOCK ALONE
CARS PARKED BLOCKING ACCESS TO LONGCROFT

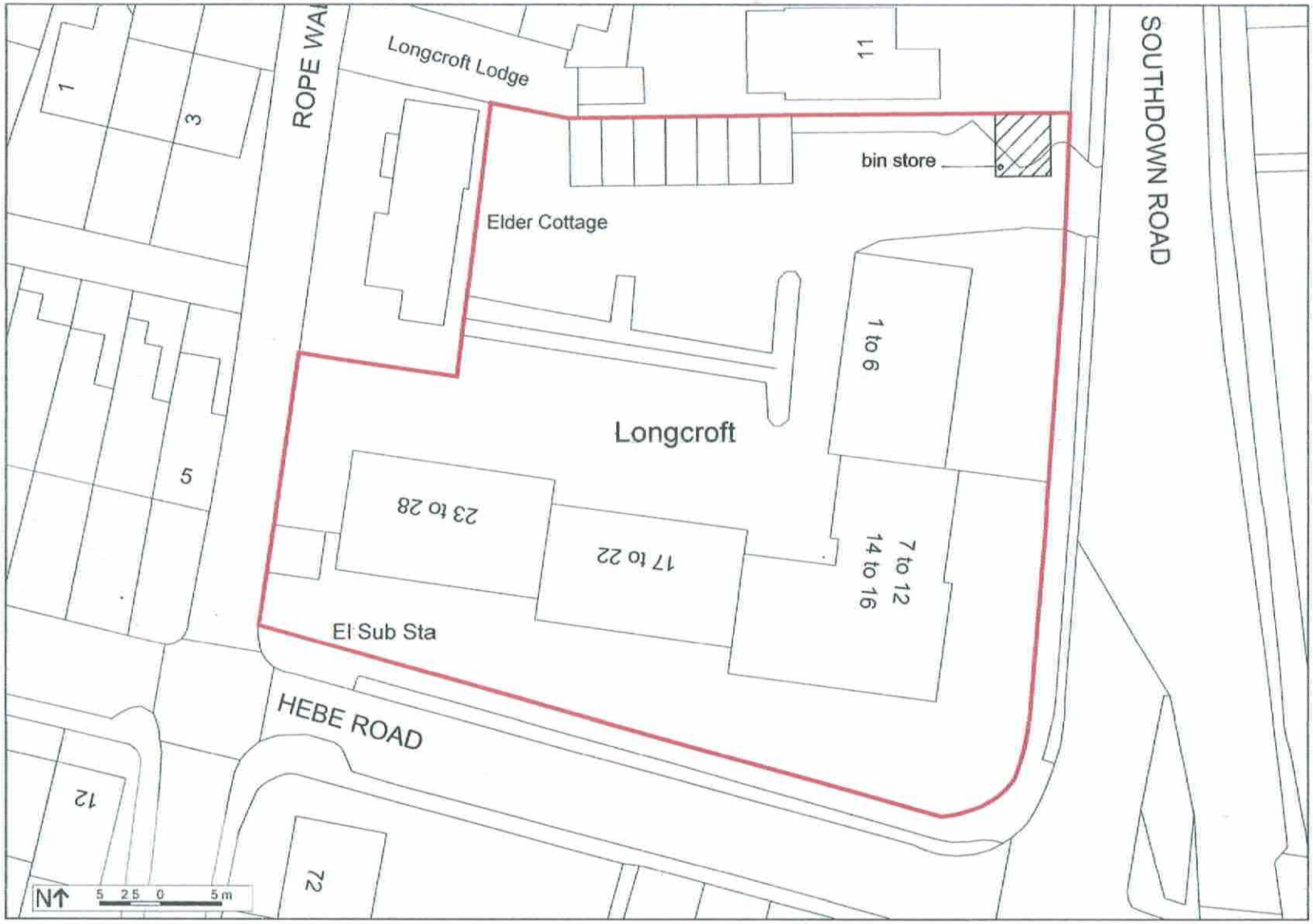

EXISTING VEHICLES
PARKED OUTSIDE
LONGCROFT
(MAINLY RESIDENTS OF LONGCROFT)



MAP & LEGEND EXTRACT FROM SHOREHAM REDEVELOPMENT SURVEY NOTING CHANGES TO PARKING RESTRICTIONS, THIS HAS NOT BEEN CONSIDERED AS PART OF THE IMPACT OF THIS PLANNING APPLICATION



2/2



Site & Block Plan

Map data

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Longcroft, Southdown Road,
Shoreham-by-Sea,
West Sussex. BN43 5AY

Bin Store
Site & Block Plan

Scale: 1:500
Paper: A4
Date: September 2020
Drg No.: SBS/652/03

Do not scale except for planning purposes.
All dimensions to be checked on site