AWDM/2006/22

1 message

Jean Feldberg [redacted] 16 February 2023 at 15:55
To: "planning@adur-worthing.gov.uk" <planning@adur-worthing.gov.uk>

I write as a Committee Member of AREA - Adur Residents' Environmental Action geoup and on its behalf I wish to submit the following comments.

Please confirm receipt of these comments to [redacted]

Many thanks.

Jean Feldberg

Planning – Application Comments)

AWDM/2006/22 | Change of use of land from storage (B8), Brownfield to day care facility (Doggy Day Care) to include 4 shipping containers 1 for a reception and 3 for dog shelter, landscaping works, access, fencing and gates. Access via Ham Road Glyndebourne Court (land rear of Caxton House) | Land And Former Station Goods Yard North Of Ham Road Shoreham-by-sea West Sussex

Objection on the grounds of: Design, Highway access and Parking, Over development, Privacy light and noise, Trees and landscaping.

AREA - Adur Residents' Environmental Action have read the Planning Application and supporting documents for the above proposal and would make the following comments.

Location, appearance and security

For many years Ham Road has been a residential area, located within the Conservation Area of Shoreham by Sea. It would therefore seem inappropriate to consider importing four shipping containers, to be painted in 'colours to create a cheerful environment' onto this piece of land (bounded by the Conservation Area) that backs onto both residential back gardens, an apartment block and the mainline railway station.

The applicants state they consider the appearance of these containers to be 'inconsequential to the character of the area and wider urban area as they are bounded by car parks and the railway line'. From the plans is it clear they do in fact back onto residential accommodation on the South side and there is some concern that the flat roof design of the containers would compromise the safety of these houses and apartments. Access to the site from the railway platform could be a problem.

Noise

Many residents in Ham Road, including Caxton House and Gordon Road work from home and the opening hours of this facility, from 9 a.m. - 4 p.m. daily with up to 60 dogs being dropped off and collected at various times during the day by between 8 - 11 vans, would totally disrupt any peaceful working environment.

There are also residents who like to sit in their gardens or on their balconies during the day to enjoy the fresh air. However, the envisaged general activity in the facility - dog training, dog washing, general play in a 'fresh water puddle - and the noise generated by humans controlling the dogs, not to mention the noise from barking dogs, would make this impossible.

Parking

How will the three allocated parking spaces be adequate for the collection/delivery vans, the 6 full time staff, an administrator and various trainees? Parking in Ham Road has always been difficult and currently the overflow of Focus parking is accommodated on the Civic Centre empty site. Once this development is completed, together with the reduction of parking spaces in The Mannings, parking will become a real problem in this area.

Smell

It is noted that the dog specific waste will be collected weekly and disposed of by a private waste collection contractor. However, the anticipated smell from the storage of dog faeces for a week and especially during the warmer weather is extremely concerning, together with the hygiene implications. Not to mention the smell of dog urine, despite high levels of cleanliness.

Sewers

There will be considerable waste water generated by this proposal. Can Southern Water cope this this added flow into their sewers?

Biodiversity

There are currently a family of foxes living to the West of this site and any development would distroy their habitat.

For the above reasons AREA object to this Planning Application.

[redacted]