

Comments were submitted at 27/08/2025 12:09 PM from Ms Heather Godfrey.

Application Summary

Address:	39 - 41 Brighton Road Shoreham-by-sea West Sussex BN43 6RE
Proposal:	Outline application for the demolition of the existing building and the erection of a one to nine-storey block of residential apartments, a commercial unit (Class E), with associated cycle parking and car parking
Case Officer:	Stephen Cantwell

[Click for further information](#)

Customer Details

Name:	Ms Heather Godfrey
Email:	
Address:	23 Buckingham Road Shoreham-By-Sea West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Overdevelopment
Comments:	The proposed building will fill the last remaining space along this stretch of the river. It will join 6 blocks of 587 dwellings along the river's edge and 5 along the road, all compacted into a space only twice the length of the skate park opposite. Furthermore, land on either side has also been marked for development. Where are the children to play? Where will residents take their dogs? Where can anyone just sit in the sun in peace?

Shoreham Harbour Joint Area Action Plan has recreation and leisure as one of its main strategic objectives for the area, and we are duty-bound to ensure that this is not forgotten. In recent years the constant approval of developments as separate entities, an over-enthusiastic drive to fit targets, together with the need to meet the profit margins of developers, has resulted in little regard for the needs of the whole. We must now ensure that we do not fall into the trap of agreeing applications without also ensuring that the overall objectives are being met.

There is widespread evidence that exposure to green and open spaces has benefits for mental health, and that overcrowding can detrimentally affect both mental health and wellbeing. The Free Wharf site (AWDM/1497/17) must already have reached the level of overcrowding per unit of land. This density of population, even as plans stand, will in my view lead to severe social problems in the future. Here we could have a recipe for an East Shoreham no-go area; we are already aware of social problems in Marina Point.

If you wonder about the local feeling on this issue, have a look on Facebook's New Shoreham by Sea group - 274 comments, most of them negative. <https://www.facebook.com/groups/ShorehamBySea/permalink/2691985690998337>

This new Kwik-Fit proposal should be refused and the land subjected to a covenant. This overcrowding was the previous Council's legacy; let's not make it your legacy too.

