From: planning@adur-worthing.gov.uk
Sent: 16 March 2023 15:15
To: planning@adur-worthing.gov.uk
Subject: Comments for Planning Application AWDM/1314/22

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 16/03/2023 3:14 PM from Mr Bruce Granger.

Application Summary

Address:	Land East Of 3 Salt Marsh Road Shoreham-by-sea West Sussex
Proposal:	Proposed mixed use building set over 5no. floors comprised of ground floor commercial space (Use Class E) and 34 new apartments
Case Officer:	Gary Peck

Click for further information

Customer Details

Name:	Mr Bruce Granger
Address:	17 Salt Marsh Road, Shoreham-by-sea, West Sussex BN43 5QJ

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Overdevelopment
Comments:	In opposing development of the site on 3 Salt Marsh Road I would make the following comments: - The apartment block envisaged is exceedingly dense (crammed) compared to the general residency of the Waterfront and surrounding estate. The Waterfront development comprises c. 120 houses and flats across a fairly broad area whilst the proposed new block contains 34 units in a confined space - a density ratio significantly higher. - The new development will have traffic access immediately opposite a planned convenience store in addition to being the same exit for residents of the main Waterfront estate. This arrangement is likely to be congested and dangerous as three different forms of traffic employ the same exit and entrance to the Old Shoreham Road. I am sure the lack of available parking

will be highlighted by other contributors, with the statistics speaking for themselves.

- The building has been clearly designed to maximise every available square foot in height and density. Allowing for landscaping and a more sympathetic design may be a matter of judgement. However the current proposal will leave the existing car sale garage (next premises) as a near unsaleable 'carbuncle' and an unattractive entry point to Shoreham town centre. My understanding is that the original plan on which this proposal is based included development of the land next to the viaduct and made allowance for a separate entrance and exit. Whilst I would not welcome a 5 storey development, if spacing/density was improved and a separate exit to the OSR, I would not have grounds to object.

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Kind regards