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Adur Council Planning
Portland House
44 Richmond Road
Worthing, West Sussex
BN11 1HS

ADUR & WORTHING
19 MAR 2020
PLANNING SERVICES

Attention: Gary Peck,
Planning Services Manager

Ref: EIAopinion/0002/19

18th March 2020

Dear Sirs,

With reference to the recent presentation by Hyde Housing regarding their development of 173 flats and commercial premises on the former Adur Civic Centre site.

As you are aware Mercury House is the only residential premises on the periphery of the site, apart from the Wellington pub, which will also be affected by the build. We are formally contacting you on behalf of the residents of our building with our concerns and objections.

The height and density of the buildings.
The 11 storey block envisaged alongside Eastern Avenue is far too high for this area. The Focus office block is 4 storeys and already towers over us and residents of Gordon Road. It will impede the natural light and air not only for our bedrooms facing the site but for the other blocks built on the site, taking into consideration the rise of the sun in the east.

Impact of increased traffic on Ham Road and Brighton Road
There is already extra traffic due to the Focus development, at the last count by an extra 170 cars presently parking in Focus and the Civic Centre. Also an increase in large lorries which park along Ham Road in readiness to proceed presumably to the Free Wharf site.

When the railway barriers are closed, traffic, including buses, can be seen gridlocked right through to Brighton Road. Add to these many more cars in usage from the new development, of which only 85 can be parked on site.

Does this comply with Policy 28 of the Adur Plan 2017 "providing appropriate levels of car and cycle parking"?

Loss of privacy and light pollution from 173 flats and other commercial premises.
We would draw your attention to the fact that all bedroom windows in 6 flats face the site. What about the loss of privacy from the nearest intended block?

Light pollution is already a problem from the overly bright Focus sign shining in and lights left on in the offices until late. Now we, as well as Gordon Road, will have to endure lights from 173 flats, many of whom could be left on all night!

Will the existing drains cope with the increased sewerage and potential flood risk from increased rainfall?

Will there be a new doctors surgery? Present surgeries are already full. Who will pay?

Will there be a new primary and secondary school to accommodate the influx of children? Present schools already full to capacity. Who will pay?

Will there be any chance of seeing open and green spaces in the area taking into consideration the increased number of children expected? What, if any, are the plans for this?

Will there be any proper play areas?

Does this development comply with the National Planning Policy Framework (NPPF)?
Chapter 12 Para 127
"Requires new development to be sympathetic to local character and history, including the surrounding built environment and to establish a strong sense of place."

The whole scheme is incompatible with surrounding buildings and is an example of over development. It appears Adur's own plan is being disregarded to the detriment of both present and future residents.

All residents are entitled to enjoy the existing peace and tranquil enjoyment of their properties.

Shoreham is special. Please keep it so!

Yours faithfully,

[redacted]

David Rolf
Director

[redacted]

Patricia Ansell
Director