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The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/Y3805/W/25/3359461

DETAILS OF THE CASE

Appeal Reference	APP/Y3805/W/25/3359461
Appeal By	MR DAVE COLLINS (SIMPLICITY PROJECTS)
Site Address	51 Old Fort Road, 51A Old Fort Road Shoreham By Sea West Sussex BN43 5RL

SENDER DETAILS

Name	MISS SAMANTHA COLE
Address	45 The Meadway SHOREHAM-BY-SEA BN43 5RN

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☑ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☑ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

Ref: APP/Y3805/W/25/3359461
Former 51 Old Fort Road, Shoreham, Sussex
Formal objection to the appeal to overthrow the verdict made by Adur District Planning (AWDM/1058/24).

I would like to make a formal objection to the appeal raised for the above property.
The properties have been completed and have lain unsold and empty for more than a year (despite the local housing shortages). The demolition, build and marketing of these properties have been fraught with problems from day one and ADC have had to sit and pass judgment on multiple versions and objections over the last few years and dating back as far as October 2021. The way the applicant has handled themselves during this period has caused extreme stress, damage to property and verbal abuse to many of the adjacent neighbours. Whilst the neighbours and I have accepted the final decisions of the council on the build of this property, even though this was far larger than neighbouring properties and it included a very contentious lower ground, subterrain floor. As I am sure you will see from your investigation of the location of this property it is located on Shoreham Beach and has a unique composition to the soil. Properties located here are built on 'rafts' as the terrain is shingle and does not lend itself to traditional foundations. The planning consent was for 'piling' to take place to achieve the below ground (and therefore below sea level) of the lower ground floor to both properties.
As expected, the Environmental Agency was asked to inspect and ruled as follows:
"The room on the lower ground floor (labelled as a 'flexible room' on drawing no 058 Rev A at Appendix C of the Flood Risk Assessment) shall not be used for habitable uses and/or for sleeping accommodation."
In addition to this backed up by the Water Risk Management team.
The applicant then partitioned for this to be removed as they have been unable to sell these properties with this clause and lack of 4th bedroom.
It would be a serious mistake to overrule the Environment Agencies ruling and although they can market this as study etc it must never be used as bedroom due to the very high risk of flooding and risk to lives. The owners have flagrantly ignored this and tried on multiple occasions to market these as 4 bedrooms before the council intervened.
It must always be the role of councils, EA, planning, and planning inspectorates to put peoples lives ahead of profit and I therefore ask that you deny this appeal.

Many thanks
Miss Samantha Cole
45 The Meadway
BN43 5RN