MILLIKEN & COMPANY

CHARTERED SURVEYORS & TOWN PLANNERS

13TH July, 2020

Planning Department,
Adur & Worthing Councils,
Development Management,
Economy Directorate,
Portland House,
44 Richmond Road,
Worthing,
West Sussex BN11 1HS

F.A.O – Ms M O'Keeffe – Planning Case Officer
LPA Ref: AWDM/0634/20

Dear Sirs,
RE: Land South of 35 to 37 High Street, Shoreham-By-Sea, West Sussex – Proposed 7no one bedroom apartments in 2-4 storey building with south facing balconies and PV panels to East elevation

Representations on behalf of Shepherd Neame Ltd – Freehold owners of the Crown & Anchor Public House, 33 High Street, Shoreham-By-Sea

In addition to the representations submitted to the Council by the landlord of the Crown & Anchor PH, we are formally instructed by Shepherd Neame Ltd (freehold owners) to OBJECT to the development proposals for the disused car park site on the grounds that they would have a significant detrimental impact on the continued operation of the Public House as a Class A4: Drinking Establishment. This is on basis of development control and design grounds.

1) Means of Access:- Shepherd Neame is extremely concerned that the development proposals will have a significant impact on the use of the shared access to the rear of the property which has historically been used for deliveries outside trading hours; disabled access; and as a designated fire escape route. In the light of the fact that it would appear that the Council is recommending that this could be a car free scheme, there is clearly the risk that new occupants of the flats will wish to park off street on the shared driveway area, along with future tenants of the retail shop (currently vacant) to the front of the application site. If this proved to be the case, it could be very disruptive to Shepherd Neame's operation as a Public House within the High Street. As per the objection submitted by West Sussex County Council Highway Authority, any proposal showing access by cars should also include a 'tracking drawing' for any new vehicular movements so that cars can leave the site in forward gear without causing an additional traffic hazard onto the High Street. There also needs to be detail as to how refuse will be collected from the proposed development. Shepherd Neame would strongly object to any refuse collection point being provided within the shared driveway area close to the High Street entrance.

2) Noise and disturbance: The Crown & Anchor PH is a long established leisure and entertainment use within the commercial core of the High Street which has a licence for amplified music and other activities throughout the week (Salsa dancing; open mic; Dancefloor classic DJ set) with opening to 1.00am on Saturdays. It also has a beer garden to the rear of the Public House which is very popular

during the Summer Months due to the views of the tidal estuary. It is therefore with significant concern that a block of 7 flats is being proposed that has both habitable room windows and balconies adjoining the pub site. Indeed, it is noted from the noise report produced by the applicant's noise consultants that the application site falls in an area of 'high risk' in terms of noise from the Public House, which particularly relates to the playing of amplified music. Whilst the development proposals include mitigation measures, this work fails to take into account the presence of balconies within the proposals which would serve to heighten the risk of noise and disturbance to future residents in terms of the outdoor amenity space and the propensity for doors to living room space being left open. Shepherd Neame is also fundamentally concerned that the Applicant's noise survey was carried out during November when noise from its beer garden would have been at a much-reduced level than during the Summer months. As such, the noise survey is an under-estimation of the potential noise problems that could arise if this development was allowed to proceed. No form of mitigation in terms of glazing and mechanical ventilation would be sufficient to compensate for the noise and disturbance issues that are likely to occur.

3) Overshadowing:- Shepherd Neame is extremely concerned that the proposed development would overshadow its rear beer garden area and block important sun and daylight from the premises. The sunlight assessment produced by the Applicant's advisors fails to take into account the impact of a 4 storey development on the pub's beer garden area. The pub is highly dependent on the beer garden to attract customers and, as such, an impact on its amenity value could be detrimental to the pub's ability to remain viable.

4) Flooding: Shepherd Neame is extremely concerned that the development of the disused car park site will have a significant impact on the tidal flood plain area (Zone 3). Any displacement of water from the car park site would clearly have a corresponding additional impact on the Public House and its beer garden area. As a matter of principle, Shepherd Neame considers that no development should be permitted on land which forms part of the functional flood plain.

5) Conservation Area: Shepherd Neame is keen to support the character and appearance of the Conservation Area in which it considers that the proposed residential, 4 storey block would have a negative impact on the domestic scale of the Public House as a historic building within the High Street. As a matter of principle, Shepherd Neame considers that the scale, height and massing of the development proposals should be reduced to a maximum of 3 storeys;

6). Electricity substation:- It is noted that there is an electricity substation located at the south-east corner of the application site (in which UK Power has access over the shared driveway). It is also noted that the development proposals would seek to 'flyover' the electricity substation at first floor level. As a matter of principle, Shepherd Neame consider that an assessment should be provided to examine whether such an approach would be harmful to the future residents of the scheme proposals.

For the above reasons, Shepherd Neame would wish that the development proposals are refused planning permission. Please do not hesitate to contact Mr S Milliken MRTPI, MRICS should you wish to discuss this matter further in terms of Shepherd Neame's concerns.

Yours faithfully,

MILLIKEN & COMPANY
Mr J Barnes – Shepherd Neame Ltd