Comments for Planning Application EIAOPINION/0002/19

1 message

planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk> 4 March 2020 at 07:17
To: planning@adur-worthing.gov.uk

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

Comments were submitted at 7:17 AM on 04 Mar 2020 from Ms Jess Green.

Application Summary

Address: Land East Of 1 To 11 Mercury House Ham Road Shoreham-By-Sea West Sussex

Proposal: EIA Screening Opinion for up to 200 new affordable units (60 percent shared ownership, 40 percent social rented) comprising 1, 2 and 3 bed units as well as commercial floor space at ground floor level, set out over 5 to 12 storeys in height; 85 parking spaces, cycle space provision and vehicular access via Ham Road

Case Officer: James Appleton

Click for further information

Customer Details

Name: Ms Jess Green

Email: [redacted]

Address: 50 Rosslyn Road, Shoreham-By-Sea, West Sussex BN43 6WP

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Other

Comments: The Duke of Wellington pub is grass roots live music venue and community hub situated in very close proximity to the proposed development. We confer with the detailed response made by the Music Venue Trust that the assessment of there being no requirement for an EIA is flawed. It would appear that the Agent of Change principle embedded in the National Planning Policy Framework and potential impacts on the Duke of Wellington have not, to date, formed part of the decision and this is particularly surprising considering previous correspondence between the Duke of Wellington, the Music Venue Trust and Council Officers, (pre-dating this decision) in which significant concerns were raised and acknowledged by the Council.
We would therefore expect developers to have submitted a comprehensive acoustic design statement with investigation into noise levels emitted from the pub in advance of an application being submitted.
The decision also does not recognise the detrimental environmental impact of the construction phase on our adjoining property, in particular how it will affect the use of the pub garden and the interior when

disruptions to normal operations are unacceptable. We would confer with the response submitted by Environmental Health that 'The Statement does not mention the requirement for a Construction Management Plan. This should also be submitted with the application and should include the mitigation that will be put in place to minimise noise and dust disturbance'.