From: Jordan Wyatt <JWyatt@shoreham-port.co.uk> on behalf of Jordan Wyatt
Sent: 28 October 2022 09:12
To: planning@adur-worthing.gov.uk
Cc: Beth Evans-Gay
Subject: FAO: Peter Barnett_RE: Planning Application Consultation for 144 Albion Street Southwick West Sussex BN42 4AU
Attachments: ufm4_Standard_Consultation_Letter_-_External.rtf; WSX177190.pdf; Plan 1 WSX177190.jpg

Flag Status: Flagged

Morning Peter,

Response to Planning Application Consultation for 144 Albion Street Southwick West Sussex BN42 4AU (AWDM/2289/21)

I hope you're well.

Thank you for giving us the opportunity to comment on the proposed new development at 144 Albion Street.

While we do not object to the development, we would like to highlight some concerns;

Foul Water Drainage
In the **Flood Risk and Drainage Assessment**, the developer suggests using the existing run to the south for their foul drainage.
5.7. *Foul water will continue to drain via the existing system, discharging to the south to the public foul water sewer in Riverside at manhole ref: 4003.*

This falls the length of Riverside Road which is within our demise (as shown in attached Title Deed and Plan WSX177190), heading east until it reaches the stairs by the Schooner and heads north to the road.

My concern is that the additional 5x toilets (4x residential and 1x commercial) will bring extra flow to old infrastructure and increase the risk of blockage and flooding. Tenants and residents in the area have highlighted to me that this has occurred in the past and has caused flooding within their units.

We would like the developer to provide some comfort that they will take action to reduce the likelihood of blockages occurring and rectify any issues that may be caused as a result of the additional strain from the new development.

Surface Water Drainage
The developer intends to run surface water drainage from the site into canal.

As this will involve excavating land within our ownership, we would like to see more detail on how they intend to do this.

Noise Impact
Other respondents have raised concerns about the accuracy of the noise survey. Our main concern is that there appears to be a focus on noise from the road to the north, with little consideration to the effect of noise from the south, where we operate.

As a busy commercial port, there is inevitably noise from HGV, forklift and crane movements, as well as noise from vessels passing through the locks nearby. We operate throughout the night, every day of the year. So, to avoid complaints from future residents, it is important that the developer has properly assessed the noise from the south and factors this into the material requirements for the southern elevation.

General Correspondence

Shoreham Port is 144 Albion Streets' largest neighbour by far. So, it would be beneficial for both parties if a line of communication was opened. Please feel free to share my details and those of my colleague Beth (in copy) with the developer so we can build a relationship and share information moving forward.

Please do not hesitate to contact me if you require anything further.

All the best,

Jordan

Jordan Wyatt
Project Manager

Shoreham Port
E: JWyatt@shoreham-port.co.uk

Email Disclaimer





