From: Peter Davies
Sent: 27 October 2016 13:40
To: peter.barnett@adur-worthing.gov.uk
Subject: AWDM/1504/16 4 Waterside Road Proposed 5 Live/Work units
Attachments: HSE Consultation Zone.pdf

Flag Status: Flagged

Dear Peter

Thank you for the opportunity to comment on the proposal for 5 live/work units at Waterside Road.

The Port Authority is not adverse to seeing development on this site, but strongly objects to any living accommodation in this location.

Firstly, there is a considerable variety of neighbouring industrial uses that make the location unsuitable for residential development, these being:

1. an oil terminal with HGVs passing the site regularly 24/7,
2. a fishing marina immediately opposite with boats often arriving and leaving in the early hours of the morning,

3. two major aggregates plants with dredgers calling 24/7,
4. a major electricity sub-station with access occasionally needed 24/7 and
5. an adjoining car repair business.

There will clearly be frequent disturbance for families living on the site from these industrial activities.

Secondly, , the proposed access to the site is Waterside Road which is narrow with no pavement. It is well used by HGVs many of them fuel tankers. Therefore, the proposed parking and trees must not overhang the boundary of the site for safety reasons. The scheme drawings show the workshops could have up to six people working on site, but with only two spaces per live/work unit. Although there is a good bus/train service there would inevitably be parking problems that would seriously impact on the access to the neighbouring businesses.

Thirdly, the property is very close to the oil terminal which is classified as a hazardous site and is in a HSE Consultation Zone (map attached). You will therefore need to consult the HSE on the application. Their published guidance indicates they would normally advise against approval of new dwellings in this location (Inner Zone).

Fourthly, the Shoreham Port Masterplan identifies the area for port or employment purposes only. The Adur Local Plan recently

submitted to Government and the draft JAAP say the priority is to safeguard and develop the port in this area. Family homes even as part of a live/work unit would therefore be very isolated in the midst of a heavily industrialised area with no prospect of any similar development being proposed nearby.

Fifthly, on the detailed design the workshop and living space are actually separate and not internally linked so are not true live/work units. If approved they would need a strong planning condition to ensure they are not let separately. Other detailed points are: the proposed workshops have limited natural light and there seems to be a railing or something similar by the front door that would prevent two vehicles parking.

Lastly, the surrounding area and possibly the site itself is liable to flood with no immediate route to safety. Please consult the Environment Agency on this point.

I hope these comments are helpful. As you can see we believe this proposal to be highly inappropriate for this location right in the heart of a busy port and industrial area.

Regards

Peter

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