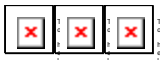
From: Derek Magee <derek.magee@adur-worthing.gov.uk> on behalf of Derek Magee
Sent: 30 November 2022 09:45
To: Peter Barnett
Subject: Re: AWDM/2289/21: 144 Albion Street, Southwick

Flag Status: Flagged

Hi Peter,
Sorry for the delay in responding. I can confirm I am happy with the Surface water proposals.

Regards
Derek

On Mon, 28 Nov 2022 at 09:56, Peter Barnett <peter.barnett@adur-worthing.gov.uk> wrote:

> Hi Derek
>
> Hopefully you have all you need in terms of drainage details now. Could you please confirm this is now ok?
>
> Thanks
>
> **Peter Barnett**
> Principal Planning Officer, Planning & Development
> 01903 221310
> Adur & Worthing Councils
> Portland House, 44 Richmond Road, Worthing, BN11 1HS
> http://www.adur-worthing.gov.uk
>
> 
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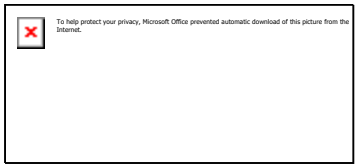
> 
>
>
> ---------- Forwarded message ---------
> From: **Julia Mitchell** <julia.mitchell@lewisplanning.co.uk>
> Date: Mon, 28 Nov 2022 at 09:49
> Subject: RE: AWDM/2289/21: 144 Albion Street, Southwick
> To: Peter Barnett <peter.barnett@adur-worthing.gov.uk>
> Cc: Simon Bareham <simon.bareham@lewisplanning.co.uk>
>
> Hi Peter

Please find attached updated drainage plan, with the addition of cover and invert levels of the existing foul chamber, and the proposed adjacent surface water chamber. The cover level is based on lidar data, and the invert has been measured on site as depth below ground level. This shows the pipes will not clash.

Will we still be on track to receive a decision this week do you think? Let me know if any other queries arise.

Kind regards

Julia

Julia Mitchell MRTPI

Senior Planning Consultant

Lewis and Co Planning South East Limited

2 Port Hall Road

Brighton

BN1 5PD

T: 01273 413700

M: 07510 593764

Lewis & Co Planning
town planning consultants

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From: Peter Barnett <peter.barnett@adur-worthing.gov.uk>
Sent: 24 November 2022 13:52
To: Julia Mitchell <julia.mitchell@lewisplanning.co.uk>
Cc: Simon Bareham <simon.bareham@lewisplanning.co.uk>
Subject: Re: AWDM/2289/21: 144 Albion Street, Southwick

Dear Julia

Will the updated drainage details be submitted soon?

Thanks

Peter Barnett
Principal Planning Officer, Planning & Development
01903 221310
Adur & Worthing Councils
Portland House, 44 Richmond Road, Worthing, BN11 1HS
http://www.adur-worthing.gov.uk



On Thu, 17 Nov 2022 at 11:06, Julia Mitchell <julia.mitchell@lewisplanning.co.uk> wrote:

> Hi Peter
>
> That's great thank you. I have asked our consultant to add the final annotations.

Yes we agree to the extension of time until the 2nd December.

Kind regards

Julia

Julia Mitchell MRTPI

Senior Planning Consultant

Lewis and Co Planning South East Limited

2 Port Hall Road

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From: Peter Barnett <peter.barnett@adur-worthing.gov.uk>
Sent: 17 November 2022 11:04
To: Julia Mitchell <julia.mitchell@lewisplanning.co.uk>
Cc: Simon Bareham <simon.bareham@lewisplanning.co.uk>
Subject: Re: AWDM/2289/21: 144 Albion Street, Southwick

Dear Julia

I have just forwarded the Engineer's comments.

I consider that this application can be delegated and will aim to write up my report soon. Could we please agree to an extension of time until 2nd December to allow time for the report and preparation of the decision?

Thanks

Peter Barnett
Principal Planning Officer, Planning & Development
01903 221310
Adur & Worthing Councils
Portland House, 44 Richmond Road, Worthing, BN11 1HS
http://www.adur-worthing.gov.uk



On Wed, 16 Nov 2022 at 09:50, Julia Mitchell <julia.mitchell@lewisplanning.co.uk> wrote:

> Hi Peter
>
> That's great, thank you.

See below for the (hopefully) final response required from our flood risk consultant in response to Derek and the Port:

In response to Derek Magee's comments;

The drainage details are sufficient. I would suggest they provide us with an updated drainage plan showing the outfall they are connecting into together with relevant correspondence that Shoreham Port have agreed to this proposal.

We have attached an updated drainage plan showing the proposed connection to the existing Port outfall to the harbour. Also attached is the email from Brian Rousell at Shoreham Port advising that this would be acceptable (first parageraph).

In response to the Port's queries in their 'attachment 3', we have the following response;

Concerns have been noted regarding the additional foul flow to the existing run to the south of the development. This sewer was traced during the CCTV drainage survey and found to connect to the Southern Water foul sewer located in Riverside adjacent the harbour. As this existing sewer conveys foul flows from more than one property, it is considered to be a Southern Water asset from when it crosses the curtilage of the demise at 144 Albion Street.

A Connection to a Public Sewer Section 106 application will be required to gain approval for discharging to the public foul sewer, as we indicate. This application can be submitted once Planning is consented. For the proposed four residential units, an approximate peak foul water flow rate of 0.049 litres/second has been calculated, which includes a factor of safety. Therefore, the additional flow and blockage risk from the development is considered to be very low.

It should be noted that Sewerage Infrastructure Charges, applicable for all new development, provide a mechanism through which any off-site network upgrades to the public sewer network to accommodate additional foul water flows are accounted for by the sewerage undertaker.

We note the port did not object, so hopefully the above just provides sufficient clarity to the LPA that the concern has been accounted for and will be appropriately dealt with as per existing requirements.

Once Derek has confirmed he is happy with the revised plan, please may you advise if it is now possible for the application to be considered under delegated powers, as opposed to going to planning committee, following the relative ease with which the adjacent site was approved by members?

Kind regards

Julia

Julia Mitchell MRTPI

Senior Planning Consultant

Lewis and Co Planning South East Limited

2 Port Hall Road

Brighton

BN1 5PD

T: 01273 413700

M: 07510 593764

Lewis & Co Planning
town planning consultants

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From: Peter Barnett <peter.barnett@adur-worthing.gov.uk>
Sent: 15 November 2022 13:49
To: Julia Mitchell <julia.mitchell@lewisplanning.co.uk>
Cc: Simon Bareham <simon.bareham@lewisplanning.co.uk>
Subject: Re: AWDM/2289/21: 144 Albion Street, Southwick

Dear Julia

Our EHO has now looked at the revised noise report and says:

"this is more realistic, please can we condition the MVHR and glazing."

Regards

Peter Barnett
Principal Planning Officer, Planning & Development
01903 221310
Adur & Worthing Councils
Portland House, 44 Richmond Road, Worthing, BN11 1HS
http://www.adur-worthing.gov.uk

On Tue, 15 Nov 2022 at 10:19, Julia Mitchell <julia.mitchell@lewisplanning.co.uk> wrote:

> Hi Peter
>
> Would you mind chasing your EHO for an update on this please?

Kind regards

Julia

Julia Mitchell MRTPI

Senior Planning Consultant

Lewis and Co Planning South East Limited

2 Port Hall Road

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From: Julia Mitchell
Sent: 02 November 2022 09:19

To: Peter Barnett <peter.barnett@adur-worthing.gov.uk>
Cc: Simon Bareham <simon.bareham@lewisplanning.co.uk>
Subject: RE: AWDM/2289/21: 144 Albion Street, Southwick

Hi Peter

Just checking if the EHO has had a chance to review this?

Kind regards

Julia

Julia Mitchell MRTPI

Senior Planning Consultant

Lewis and Co Planning South East Limited

2 Port Hall Road

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From: Julia Mitchell
Sent: 25 October 2022 11:52
To: Peter Barnett <peter.barnett@adur-worthing.gov.uk>
Cc: Simon Bareham <simon.bareham@lewisplanning.co.uk>
Subject: RE: AWDM/2289/21: 144 Albion Street, Southwick

Hi Peter

Further to my earlier email, please now find attached the updated NIA in response to the comments sent below.

Anything which could be done to receive a quick response on these would be much appreciated so we can move forward with the application.

Also, we were wondering if the application still needed to go to committee, now the adjacent site is consented? I understand from Simon that at committee the adjacent application went through smoothly with about 8 votes in favour, so with this in mind, if we have resolved all matters with consultees presumably the application could be considered under delegated powers?

Kind regards

Julia

Julia Mitchell MRTPI

Senior Planning Consultant

Lewis and Co Planning South East Limited

2 Port Hall Road

Brighton

BN1 5PD

T: 01273 413700

M: 07510 593764

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From: Peter Barnett <peter.barnett@adur-worthing.gov.uk>
Sent: 14 October 2022 16:59
To: Julia Mitchell <julia.mitchell@lewisplanning.co.uk>
Subject: Fwd: AWDM/2289/21: 144 Albion Street, Southwick

Hi Julia

Please find below our Environmental Health Officer's comments on the noise assessment. Apologies for the delay in receiving these but he is recommending that further noise monitoring work is carried out.

Regards

Peter Barnett
Principal Planning Officer, Planning & Development
01903 221310
Adur & Worthing Councils
Portland House, 44 Richmond Road, Worthing, BN11 1HS
http://www.adur-worthing.gov.uk

---------- Forwarded message ---------
From: **Michael Lavender** <michael.lavender@adur-worthing.gov.uk>
Date: Fri, 14 Oct 2022 at 16:24
Subject: AWDM/2289/21: 144 Albion Street, Southwick
To: Peter Barnett <peter.barnett@adur-worthing.gov.uk>
Cc: Nadeem Shad <nadeem.shad@adur-worthing.gov.uk>

Hi Peter,

As I am new to this application I have looked at it from the start, reviewing the original acoustic report and the following addendum.

I am concerned about the quality of the report and appropriateness of the noise data provided and the subsequent recommendations and conclusions.

The road monitoring data was obtained by placing a microphone almost on the facade of the building shielded by the bay window. They have basically included a barrier in front of the microphone and because it is in a corner taken an additional 6dB(A) of the data, thus completely underestimating the noise energy at the facade of the property.



Photo 2: Long term monitoring location on northern façade of site.

The traffic is travelling east to west and vice versa, the microphone will pick up the noise uninterrupted when the traffic is in front of the microphone and west of the microphone,however when traffic is east of the microphone the bay window will shield the microphone from the noise. The appropriate guidance for environmental noise monitoring recommends that noise ideally should be measured in freefied situations, where monitored from a building window then it should be at least 1m from any reflective facade. As for the original noise monitoring on the South side of the development from inside a room, well I have never seen this done before!

Looking at the noise data reported for the North side in the addendum, copied and pasted below it predicts noise levels 1m from the edge of the road in the high 60's in the day and the low 60's at night.

TABLE 2.1
CORRECTED AMBIENT DAYTIME NOISE LEVELS – NORTH FAÇADE

Date/Time (hrs)	$L_{(A)eq}$ ($dB_{(A)}$)	$L_{(A)90}$ ($dB_{(A)}$)	$L_{(A)max}$ ($dB_{(A)}$)
Wed 16 Feb2022/07:00-23:00	67.5	55.2	102.4
Thurs 17 Feb 2022/07:00-23:00	67.7	54.1	96.0
Fri 18 Feb 2022/07:00-23:00	67.9	57.2	96.7
Sat 19 Feb 2022/07:00-23:00	68.7	55.8	100.9
Sun 20 Feb 2022/07:00-23:00	66.7	55.0	92.7
Mon 21 Feb 2022/07:00- 23:00	67.5	53.8	97.3
Tue 22 Feb 2022/ 07:00 -23:00	68.2	53.7	104.1
Wed 23 Feb 2022/07:00-23:00	67.7	53.0	102.8
Thurs 24 Feb 2022/07:00-23:00	68.7	54.3	103.8
Fri 25 Feb 2022/07:00 – 23:00	68.0	52.9	101.7
Sat 26 Feb 2022/07:00-16:28	68.1	53.0	95.1

TABLE 2.2
CORRECTED AMBIENT NIGHT-TIME NOISE LEVELS – NORTH FACADE

Date/Time (hrs)	$L_{(A)eq}$ ($dB_{(A)}$)	$L_{(A)90}$ ($dB_{(A)}$)	$L_{(A)max}$ ($dB_{(A)}$)
16/17 February /23:00-07:00	62.7	45.7	96.9
17/18 February /23:00-07:00	62.4	38.8	98.2
18/19 February /23:00-07:00	62.0	47.7	86.2
19/20 February/23:00-07:00	61.6	45.2	87.9
20/21 February/23:00-07:00	61.5	43.7	88.3
21/22 February/23:00-07:00	61.5	42.0	84.9
22/23 February/23:00-07:00	61.5	41.6	90.1
23/24 February/23:00-07:00	61.3	42.7	86.6
24/25 February/23:00-07:00	61.1	44.6	87.1
25/26 February/23:00-07:00	60.8	44.7	94.5

Now compare this with the noise data from the Old Town Hall more or less next door.

Position	Location	Period	Sound Pressure Levels dB re. 20 µPa
1	North-facing façade of development (first floor)	Day (07:00 – 23:00)	72 dB $L_{Aeq,\ 16\ h}$
		Night (23:00 – 07:00)	66 dB $L_{Aeq,\ 8\ h}$
			86 dB $L_{Amax(F)}$*
2	South-facing balcony of development (first floor)	Day (07:00 – 23:00)	59 dB $L_{Aeq,\ 16\ h}$
		Night (23:00 – 07:00)	54 dB $L_{Aeq,\ 8\ h}$
			74 dB $L_{Amax(F)}$*

** Value exceeded 10 times during entire night-time period, following latest industry guidance[1].*

There is an obvious discrepancy between the two sets of data.

The specification of the glazing is based on the difference of sound level from outside to inside based on an open window! Again I have never seen this done before. The report is recommending that the glazing be based on the Lmax data difference with a window open and closed. They have chosen 83.3 dB as the LMax but it is unclear how they have come to that figure, no tabulated 5min or 1minute Lmax data has been provided for the night time period.

TABLE 3.2
COMPARISON OF NOISE LEVELS WITH WHO
RECOMMENDATIONS– NORTH FACADE

Date/Time (hrs)	WHO Guideline ($dB_{(A)}$)	Maximum measured ($dB_{(A)}$) [3]	Calculated Internal $L_{(A)eq}$ ($dB_{(A)}$)4	Attenuation required ($dB_{(A)}$)
Daytime[1] $L_{(A)eq}$	35	68.7	53.7	18.7
Night-time[2] $L_{(A)eq}$	30	62.7	47.7	17.7
Night-time (LA_{max})	45	83.2	68.2	23.2

[1] *Measurement period 07:00 to 23:00*
[2] *Measurement period 23:00 to 07:00*
[3] *Sound level corrected for noise reflection (north façade)*
[4] *Sound attenuation for open window based on WHO assumption that noise reduction from outside to inside with the window partly open is 15 dB.*

3.4 Based on the sound level monitoring undertaken at the site, the minimum noise attenuation required to meet the internal daytime and night-time guidance values for the habitable rooms on the north elevation of the building is 24 dB.

5.2 Based on the monitoring data, fenestration specified for the new residential units will need to provide at least 24 dB of attenuation for living rooms and

bedrooms on the north façade and 10 dB of attenuation on the south façade of the proposed building, in order to comply with the WHO guideline values.

5.3 The sound reduction provided by glazing is represented in the UK by the Weighted Reduction (R_w) index. This measure incorporates a correction for the ear's varying sensitivity at different frequencies. The windows to be provided to the residential units at 144 Albion Street will be thermal double glazed. Standard insulating glazing units of 4/16/4 formation will provide a weighted sound reduction (R_w) + C_{tr} of 26 dB, where C_{tr} is the traffic noise reduction adaptation factor. This exceeds the recommended attenuation for habitable rooms on both the north and south elevations of the proposed building and will allow for trickle vents to be provided to all windows, assisting whole dwelling ventilation. See Appendix B for sample Insulation Glazing Unit specification (Dual Seal Glass).

They are recommending more or less standard double glazing. For facades facing noise sources the windows are the weakest point, and rigourous whole facade calculations are needed to ascertain the specification for the glazing. I suspect once the calculations are done properly, a higher standard of glazing will be required. For example the Old Town Hall application required that glazing specification of 40 dB Rw + Ctr.

System	Façade component	Specification	Metric with Adaptation Term	Example Configuration or Proprietary Product
1	East, North, and West-Facing Windows	≥ 40	dB $R_w + C_{tr}$	Double glazing, 4-16-4 + 6 mm secondary glazing
2	South-Facing Windows	≥ 27	dB $R_w + C_{tr}$	Double glazing, standard glass types, 4-16-4

The acosutician is recommending trickle ventilation combined with mechanical ventilation. If continuous fans are creating a negative pressure inside and thus pulling air into the rooms on the road side then they will also be pulling in the pollution. I would suggest that MVHR system would be more appropriate for the development with the air intake taken from the southern side of the development, negating the need for trickle vents.

The report states that the construction method for the loft rooms has not yet been finalised

5.9 At this stage the construction details are limited. It is understood that the proposed building would be constructed from brick walls under a tiled roof. The roof structure should be designed to achieve the desired sound attenuation and/or comply with Robust Details for the type of construction. It is assumed that all materials and construction methods will be compliant with current Building Regulations. It is not possible to evaluate noise transmission through the building structure at this stage, and unless Robust Details are used, sound transmission testing will be required on completion.

6 CONCLUSIONS

Therefore it is impossible to do the rigorous calculations for these rooms to check with the BS8223 standards until this information is known, which again comes back to how they have specified the glazing.

I would recommend that the acosutic assessment be redone completely.

Regards

Michael Lavender
Senior Environmental Health Officer, Public Health & Regulation
01273 263343
Adur & Worthing Councils
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Environmental Health

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Derek Magee
Engineer (Major Projects) Available Tuesdays Wednesdays & Thursdays, Facilities & Technical Services
1903221373
Adur & Worthing Councils
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
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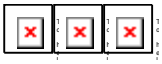

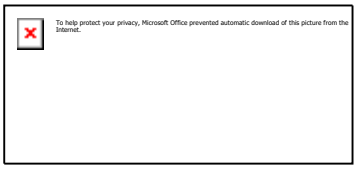
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