

Comment for planning application WSCC/052/20

Application number	<input type="text" value="WSCC/052/20"/>
Name	<input type="text" value="Genna Freeborn"/>
Address	<input type="text" value="NORTH HOUSE, WESTERGATE STREET, WESTERGATE STREET, CHICHESTER, PO20 3QU"/>
Type of Comment	<input type="text" value="Objection"/>
Comments	<p>I object for the following reasons: Failure to meet the ADC Local Plan Policies H SP2 SD5. This application demonstrates very poor compliance with the Local Plan policies; fails completely to determine the cumulative impact on the existing settlements regarding but not limited to future traffic volumes; and fails to describe how these impacts will be mitigated. Meeting these policies is vital if the needs of the current and future population are to be respected. Environmental impacts. This application fails to address several issues that require further mitigation and redesign including: o Noise pollution o Air pollution o Adverse impact on the Arun District Council-approved Coast to the South Downs Green Infrastructure Masterplan o Failure to protect, conserve or enhance the natural environment, landscapes and biodiversity as per ADC Local Plan Policies H SP2 Misleading representation of 'mature' planting in video presentation, a state which will take several years to achieve o Poor visual amenity in particular with regard to the acoustic fencing. Flooding and drainage. There is huge local concern that the new road - most of which is elevated to a degree above surrounding land - will effectively dam the natural flow of ground water and increase flooding risk for existing dwellings. The two attenuation ponds are shown to discharge into a ditch that currently drains existing dwellings and is regarded as incapable of handling additional flows. History in this area includes severe flooding in Barnham Village centre caused by the Lidsey Rife and the remedial works needed to the A27 in 1994. Management plans since then have stopped catastrophic flooding but ground water every winter is consistently at ground level on the land adjoining this development and temporary pumping solutions are commonplace around the villages. There appears to be no evidence presented in the application that demonstrates that the road development is in compliance with the Arun District Council Supplementary Requirements for Surface Water Drainage Proposals. This application must address these concerns adequately and demonstrate that surface water drainage design will be effective and meet all the management plan standards that have been put in place over 25 years to protect the current community. Road safety. The current design fails to deliver safe routes and crossings for walking, cycling and all other non-traffic users. Traffic forecasts. The planning application appendices are detailed and incomplete in areas. The conclusions from the traffic impact analysis defy any 'common-sense' test as the cumulative impact of SD5 and other planning-approved housing growth and the growing flows of traffic from Bognor Regis will be far higher than stated and certainly are far below expected demand from new development. Presentation of the cumulative effects on traffic growth, as a consequence of the Local Plan and future housing targets, must be presented in a transparent way alongside the proposed mitigation measures. This application demonstrates that this subject has not been addressed adequately.</p>
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Attachments	