

Comment for planning application WSCC/052/20

Application number

Name

Address

Type of Comment

Comments

We object to this proposal on the following grounds: 1. Destruction of a green field site. In early 2014 Arun District Council voted to preserve the strategic rural gap between Barnham and Eastergate and this road directly breaches that decision. The rationale given for maintaining the strategic gap was to preserve the character and environment of the Six Villages area. This plan destroys this valuable greenfield area between and within the villages, directly contravenes this vote by ADC and fundamentally changes the character and landscape of this rural area. 2. The A29 realignment is being delivered in two phases with separate planning applications. Phase 1 provides a by-pass to the southern end of Fontwell Avenue and west end of Barnham road which is not a busy or congested route - as such, and as an independent scheme, it is unjustifiable in terms of being an urgently needed strategic road realignment. We understand the primary objective of the A29 realignment is to provide a bridge over the railway (to bypass the Woodgate crossing) and only to commence the project with the northern part of the road is completely illogical. If the planning consent is delayed or denied for the Phase 2 Southern part of the realignment (which is still a potential outcome) then Phase 1 is effectively a road to nowhere which destroys a greenfield site with all the associated impacts for minimal strategic benefit. 3. The route of the road so close to dwellings within Ewens Gardens, Chantry Mead and Murrell Gardens will be hugely disruptive in terms of loss of outlook, changed neighbourhood environment, noise, air pollution and light pollution. The landscaping (banking), tree planting and other environmental measures that were highlighted in the exhibition and presentation of the 'completed' plans have been significantly changed and cut back (without consultation) to the extent that these environmental impacts on local residents will remain largely unmitigated. This landscaping still features prominently in the promotional video being publicised for this project and as such is misleading and disingenuous in terms of the actual impacts of this scheme. 4. Established trees and hedging will be destroyed by this scheme and the planned re-landscaping is wholly inadequate. 5. The impact on resident well-being of having a rust wall immediately abutting their gardens and reaching a height of greater than 1.8m above the current fence line is unacceptable. This 3m acoustic fence will be totally visible to Chantry Mead and Murrell Gardens dwellings and, as such, is offensive. We understand that you can't 'own a view' but you must accept the objection that to swap a westerly view of trees, fields and hedgerows for a 3m tall rust wall is not reasonable in terms of an acceptable adjustment that should be expected of local residents. The landscaped buffer zone between the road and these residences has been reduced and is entirely inadequate to reduce the impacts of noise, air and light pollution. Also, it is intolerable that residents will have to endure the presence of this rust wall during the extended period it will take for the limited mitigation planting to become established. 6. Due to the reduction in landscaping and tree planting along the section of road adjacent to Ewens Gardens, Chantry Mead and Murrell Gardens and the utilisation of the 3m rust wall, the road will be fully visible from the upper floors of all dwellings. This will result in a very changed and disrupted outlook and presents a significant loss and invasion of privacy for residents. 7. The siting of the roundabout mid-way along the road so close to the houses in Ewens Gardens and Downview Road is wholly unsatisfactory. The acceleration and deceleration of vehicles generated by this roundabout will significantly increase noise and the car emission pollution in this area and this has not been adequately represented within the plans and environmental impacts. 8. The position of the balancing pond adjacent to Ewens Gardens / Downview Road is a significant risk to local dwellings. This area is categorised flood risk level 3 by the Environment Agency and the location of a shallow pond so close to the high risk flood ditch is highly unsuitable. We understand the pond will only have a depth of 1 metre as the ground water level in this area is so high. During wet periods of the winter, when the water level is high, the pond will already be full and there is a high likelihood that this will overflow and flood surrounding land, gardens and property. 9. The positioning of the road so close to the dwellings in Ewens Gardens, Chantry Mead and Murrell Gardens presents a significant security risk to these properties and residents. It facilitates an easy and largely concealed opportunity for access (due to the high wall) to the gardens and properties. The road would enable any perpetrator a means of rapidly exiting the local area and would raise the risk of burglary and criminal activity in the areas adjacent to the road, impacting resident safety and security, insurance premiums, desirability and resident well-being (especially those in vulnerable groups). 10. The A29 realignment Phase 1 will blight the houses in Ewens Gardens, Downview Road, Chantry Mead and Murrell Gardens and, by continuing with the construction of the road as is currently planned, West Sussex County Council is failing in its statutory and pastoral obligations to local residents. This project needs to be subject to a wholesale review and we object strongly to this proposal.

Received

