

Comment for planning application WSCC/011/21

Application number	WSCC/011/21
Name	Joanna Shackleton and F
Address	MYRTLE VILLA, AVISFORD PARK ROAD, AVISFORD PARK ROAD, ARUNDEL, BN18 0AP
Type of Comment	Objection
Comments	<p>We wish to raise an objection to the above planning application for the following reasons: Visual impact on the local area The proposed 13-storey building and two 28-storey towers will have a significantly negative visual impact on the area. It will be a major blot on the landscape in a prized area of coastal plain close to the South Downs and renowned as a popular tourist destination ('Sussex by the Sea'). Similarly, the view from the South Downs National Park (SDNP) will be considerably impacted. Air quality The incinerator will compromise air quality in an area immediately adjacent to residential and business property. The site is close to both existing and planned housing, including schools. The proposed Ford Airfield development of 1500 houses (included in Arun District Council's Local Plan) will be adjacent to the proposed site, compromising the health of the population. The prevailing wind for the area is from the south-west, and will bring gaseous discharges towards Arundel and the South Downs National Park. It cannot be proven without doubt that there will be no negative impact on public health as a result of heavy metal pollutants and toxic metals, endangering local residents, school children and inmates at Ford Prison. Conflict with existing policies and strategies The proposed development appears to be in conflict with a range of policies, both local and national. The National Planning Policy Framework states that the planning system should support the transition to a low carbon future and shape places in ways that contribute to radical reductions in greenhouse gas emissions. The Council's efforts should focus on recycling rather than incineration. The South Downs National Park Policy LAND M1 (Protection of Landscape Character) states that development within the setting of the South Downs National Park must have special regard to the conservation of that setting, including views into and out of the Park, and will not be permitted where there would be harmful effects on these considerations. Clearly views out of the Park will be adversely impacted by this proposal. West Sussex's own climate change strategy (2020-2030) makes five key commitments which it says it will apply across all areas of its business when planning and delivering its services and operations. One of these is the commitment to mitigate the effects of climate change by reducing carbon emissions by reducing the carbon associated with road-based transport and reducing the impact of any remaining road travel, as well as increasing the amount of renewable energy used and generated in West Sussex. Traffic The site presents a number of potential traffic issues, with immediate local roads being minor and already congested. A 77% HGV increase on Ford Road is not inconsiderable and will generate pollution - including noise and diesel particulates - near to residential areas and compromising public health. Ford Lane, currently a rat run from Yapton Lane to Ford Road, is already dangerous and overused by large vehicles.</p>
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Attachments	