

FAO Mr. David Vickers - Planning
Communities, Economy and Transport
East Sussex County Council
County Hall
St. Anne's Crescent
Lewes, East Sussex
BN7 1UE

From:

Address:

Date:

Dear Mr. Vickers

Re: **Objection to LW/789/CM(EIA)** - The installation and operation of an asphalt plant, concrete batching plant and gully waste plant and ancillary development and access.
Plots 6 & 7 North Quay Road, Newhaven BN9 0AB

As a local resident I am writing to express my strong objection to the above application. I understand that the proposed development will create a calculated 45,874 additional HGV movements annually and that the majority of these, 90% according to the applicant's representative Mr. Andrew Hack, would probably use the A26 and A27. This is in the order of 41,287 additional HGV movements on a road that is already crumbling from current levels of use and an infrastructure that suffers significant congestion centred on the main access point to the proposed development at North Quay Road. This will be further exacerbated by the proposed 40 ship movements a year servicing the site, resulting in an additional 80 bridge openings, which cause substantial disruption to traffic and long queues. The applicant has also proposed elements of the development have unrestricted working hours namely the manufacture and distribution of asphalt, import of road planings and return loads (which could give rise to 4000 HGV movements), import of aggregates (the unloading from ships) and use of the gully waste plant and associated HGV movements. This consequently would relate to potentially significant movement of HGVs at all hours and continuous other noise and odour creating activity. Experience has shown that despite assurances about mitigation measures and supposedly rigorous environmental measurements and controls for odours, noise, dust etc. in respect of similar activities in the area; as local residents we have experienced numerous incidents of excessive noise, odorous smells and disturbing activities at night and the weekend. Other developments in the area have specifically had their working/delivery hours controlled in an attempt to prevent this. Whilst the site is located in an industrial area the proposed mass and height of elements of the proposed development (20.254m asphalt plant, 12.920m concrete batching and 15.707m covered storage bays) means there will be a significant visual impact on this prominent riverside site which is overlooked from raised residential areas to the west in Newhaven and to the east in South Highton and Denton. There is a continuing escalation of these types of dirty/nuisance developments being allowed in Newhaven and their accumulative effect is increasingly detrimental to the town, surrounding residential areas and restricted infrastructure. Consequently I wish to register my strong objection to the proposed development on the following grounds:

- The significant adverse effect on local traffic congestion and infrastructure and the amenities of local residents, particularly those within the vicinity of the A26, created by the large numbers of HGVs servicing this development, especially with unrestricted working hours.
- The significant additional adverse effect on traffic congestion and pollution levels locally created by the increased number of swing bridge openings and subsequent traffic queues.
- The negative effect of these traffic movements and plant operation on air quality.
- The additional noise pollution, from HGVs, the loading/unloading and the operation of the plant, especially during night/weekend working, when ambient noise levels are lower.
- The mass and height of the proposed buildings and their visual impact on the townscape.
- The accumulative and detrimental effect of all of these factors and similar developments on the town's potential and wider regeneration.

In conclusion this development would have a significant detrimental impact on our health, wellbeing and quality of life and for all the reasons above this application should be refused.

Yours sincerely