

[REDACTED]

From: Lucy Dickens
Sent: 25 February 2020 15:40
To: Data Scanning
Subject: FW: 19/01028/FUL Hotel at Southend Airport
Attachments: Airport Hotel Objection.docx

From: [REDACTED]
Sent: 23 February 2020 20:44
To: planning applications <planning.applications@Rochford.gov.uk>
Subject: 19/01028/FUL Hotel at Southend Airport

Please submit our attached comments for the application 19/01028/FUL

Kind regards,

Victoria & James Currell
31 Grange Park Drive, SS9 3JZ

Objection to Planning Application: 19/02066/BC4M

Overdevelopment/Loss of Parking

We feel this is unnecessary overdevelopment of the current site. 60 car parking spaces will be lost, replaced by only 24 bike spaces.

Southend Council's Service Manager Parking, Traffic Management and Road Safety consultee response takes the reduction in parking further:

"I am concerned that the application is removing some staff parking and that there is a section for future developments which shows intent to reduce this further. There is a public travel plan but I couldn't see any travel plan for staff either at the hotel or the airport in general.

The airport is a generator of a number of complaints related to parking by airport users and if staff parking is reduced, the staff may start parking on the surrounding streets creating additional complaints."

This highlights the reduction of parking, with future plans for further reductions. The council has recognised complaints surrounding current parking facilities at the airport and warns that local residents will be further disrupted by staff using local streets for parking.

Sunlight/Daylight Issues

We assess that the hotel is too tall and too near residential buildings. The current Holiday Inn is of a similar height and another hotel adjacent will give a sense of enclosure to the area. Furthermore, there may be a possible impact on daylight and sunlight to houses on the Eastwoodbury Crescent and Wells Avenue.

Illumination/Ventilation

The new hotel will require external illumination and ventilation. Any regulations set upon external illumination and ventilation will, regardless of regulations, still impact on neighbours. Airport noise is already an issue for local residents. Additional noise will be another form of disruption to local residents.

The Group Manager Regulatory Services in his Response to Development Control Consultation said:

“The applicant will have to submit details of any noisy works including type of plant and machinery to be used, proposed daily start and finish times, consultation with nearby residents and businesses and duration and time scales of the works.”

At this time local residents are already suffering from noise disturbance from night flights.

It would be prudent for the council to tackle current resident noise concerns before allowing the airport to introduce any further development that could cause harm to the day time noise.

Furthermore the Group Manager Regulatory Services continues:

“Deliveries to and collections from the site shall only be undertaken between 0700 hours and 1900 hours on weekdays and between 0800 hours and 1300 hours on Saturdays and not at any time on Sundays and Public Holidays.”

Again, it is unwise to introduce any further disruption by noise of deliveries while complaints of current noise disturbance from the airport are rising. Noise will also be generated by customers arriving at all times of the day and night. Night noise is already a negative issue surrounding the airport.

Roads/Traffic:

The hotel will place increased demand on the surrounding roads from guests and deliveries. The nearest A Road is already above government guidelines for emissions. The current road structure is not suitable for the increased traffic demand.

Air Quality Assessment

Southend's Air Quality Specialist, Bill Pegram listed a number of issues unanswered in the planning application. These include:

1. Construction Vehicle Traffic Forecast: When the information/data is available please ensure it is factored in (p18).
2. It is not clear if data from the airport's four diffusion tube sites has been included? Please confirm.

3. Please provide a copy of the Dust Management Plan when available (p45).
4. Please provide a copy of the Construction Phase Travel Plan when available (p46).

Issues highlighted by Bill Pegram include concerns of travel/traffic during construction and air pollution during this stage. Again, as local residents we are concerned about the airport's contribution to traffic in the local area and its impact on air pollution in Southend. The hotel will be contributing negatively to these issues.

Last year Southend was included in the list of 30 UK places that exceeded the limit of 10 micrograms per cubic metre. This means that Southend is exceeding air pollution limits set by the World Health Organization. With 20 schools and nurseries within the flight path no more traffic to or from the airport can be justified.

Our son suffers with asthma and therefore this is a primary concern for us as local residents.

Tourism:

Southend Council's document 'Destination Southend' states:

"Passengers passing through London Southend Airport (LSA) will understand that they are not just at an international transport hub but are entering a destination in its own right."

Placing another hotel on the airport site is in direct opposition to this statement.

An airport owned hotel, provided within airport land, is in direct competition with:

- the many independent hotels in Southend,
- the regeneration of tourism;
- the regeneration of Southend High Street.

Any new hotel should draw people into Southend town centre and contribute towards its economy and regeneration, not keep them out of town before leaving for international journeys.

Visitors staying at hotels within Southend itself will:

- spend money locally;
- visit local restaurants;
- view the beaches and local facilities,
- potentially decide to return to Southend again;
- boost Southend's local economy

An airport based hotel detracts from local tourism. It will encourage visitors to stay within the airport and does not benefit Southend's economy. An airport owned hotel keeps any financial gain via tourism to the Stobart Group, it does not benefit Southend.

We ask for this application to be refused due to overdevelopment, contribution to noise and air pollution and its negative impact on local tourism and the local economy.

James & Victoria Currell
31 Grange Park Drive, Leigh-on-Sea