

Our New Neighbour??

Ikea has a group sustainability strategy for 2020 entitled PEOPLE AND PLANT POSITIVE. Part of their strategy is: "Take the lead in creating a better life for the people and communities impacted by our business. Further extend our code of conduct throughout our value chain; be good neighbours, support human rights and act in the best interest of children"

- Ikea will create an additional 2 million annual traffic movements,
- Increase pollution and be an intrusion (eyesore) when viewed from the South Downs National Park and Lancing College.
- Ikea will be complicit in endorsing the relocation of the Withy Patch Community to a site surrounded on 3 sides by roads subjecting them to a lifetime of increased noise and air pollution.
- Siting of the proposed school playing field backing onto the heavily polluted location next to the A27.

Will this create a better life for Adur communities?



Outline planning permission is for a non- food retail store 32,000sqm

Local Plan Policy 5 Page 29 states a minimum of 10,000sqm of appropriate employment- generating floorspace. The Inspectors comments (appendix 2 page 226. 57) state 'This more flexible approach is justified in order to ensure that the most effective use of land is achieved and therefore MM8 recommended. In terms of the commercial floorspace the introduction of a degree of flexibility into the policy will enable consideration of all the elements of any proposal to be undertaken in a comprehensive way, taking into account issues of viability'. The Inspector continued 'There is no reason to conclude that the floorspace figure would be significantly exceeded because policy 5 still requires the provision of a country park (at least 28ha), the implementation of a landscape strategy and the provision of green infrastructure'.

Refusal: OVERDEVELOPMENT

In terms of design, height, form, scale and massing, the development would result in an overdevelopment of the site and would create an unacceptable relationship with the South Downs National Park and Lancing College. It will adversely impact on the character and amenities of the area. In terms of scale and massing, it is over 3 times the size agreed by the Inspector. Regarding design it is a rather standard industrial building with no architectural merit. It will cause significant harm to the landscape, character, views and dark sky reserve.