

# Comment for planning application WSCC/028/21

Application number	WSCC/028/21
Name	David Horwood
Address	6 NEW COTTAGES, THE HOLT, THE HOLT, PULBOROUGH, RH20 4AW
Type of Comment	Support
Comments	<p>I support the application to achieve the objective of creating a bio-diverse country park offering public access and leisure facilities. However I have reservations that should be addressed before permission is granted:-</p> <ol style="list-style-type: none"><li>1. I'm doubtful that the scheme can be completed within 8/10 years. The volume of inert waste needed would require a lorry load being delivered every six minutes during the operating hours for ten years. There would need to be a constant volume of inert waste available from nearby projects over that period. Possible 25% of inert waste would need to be recycled and sent on to another site, thereby increasing traffic. If Wiston/Dudmans are confident of 10 year project, then they should be open to offering financial compensation to nearby neighbours and Washington village, should the timeframe need to be extended.</li><li>2. Trust in the operator that inert waste is what it is meant to be and not harmful. I appreciate and would expect that the Environment agency would complete random and regular spot checks. But I do not feel this is enough to build trust between the village and Dudmans. I would propose that a 'Washington Watch-dog' group of trustees is formed to track the progress of the restoration project; complete independent spot checks (using a specialist consultancy) and act as a conduit between residents and Wiston/Dudmans. This 'Watch-dog' would be part funded by Wiston/Dudmans.</li><li>3. Neighbours and Washington village compensation fund. The volume of lorry journeys along the A283 will be dramatically increased as waste operators head to the site. It is estimated that 5.5m tonnes of inert waste is required to complete the restoration. This amounts to approximately 350,000 HGV journeys to the site. If we assume extra journeys for the collection of waste for recycling, then there could be 412,000 journeys. If a levy of 1/HGV movement in/out of the site then a compensation fund of 800,000 would be achieved to compensate nearby neighbours (i.e. Those bordering the site 20%; 30% to the village for projects and 50% to the 'Washington Watchdog trustees'. IF Wiston/Dudmans are unable to complete the restoration in 10 years, then the levy increases to 10/HGV movement. Thereby sharpening the project execution by Dudmans to get the job done and if not, then the villagers are further compensated for their further disruption.</li><li>4. Project Restoration abandoned - Wiston/Dudmans may decide to 'moth-ball' the project mid-way through. This could be at their own will or forced by Administration or Sale of the Dudmans company. In such case then neighbours and Washington villagers would fall into limbo again. To avoid such circumstance, Wiston Estates could bequeath the land to the village, along with funds to continue pumping the water from the quarry (if needed) for a period of 10 years. Again this level of commitment from Wiston Estates demonstrates its willingness to get the restoration project done and completed in 10 years.</li></ol> <p>The vision to create a bio-diverse nature environment open to the public and offer the potential of local employment through eco-lodges is appealing. However, there is a significant cost to be borne by its neighbours over the next 10 to 15 years I expect. So a mechanism a 'Washington Watch-dog' along with a small levy per HGV movement in/out to provide funding for the Watch-dogs activities and compensation to neighbours and the village itself.</p> <p>It is time to stop fighting the restoration of land, but both Wiston Estates/Dudmans and the Village must work together to ensure the best and fastest route to project completion. If not this can will continue to be kicked along the Hollow.</p>
Received	06/09/2021 13:37:36
Attachments	