

**From:** [Mark Rachovides](#)  
**To:** [PL Planning Applications](#)  
**Cc:** [REDACTED]  
**Subject:** WSCC/028/21 Rock Common Quarry RH20 3DA  
**Date:** 29 July 2021 08:41:33

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**I cannot file my objection to the above proposal through your website which has returned error messages over the last two days. Please therefore acknowledge receipt of this objection**

I am the freeholder of Rock House and thus have a direct interest in the planning application related to the quarry adjacent to my property.

I learned of this application from my neighbours not yourselves. That is in itself grounds for concern.

I am very concerned about the sheer scale of the proposed project. I have not objection to further extraction of sand per se, provided it is conducted to verifiable standards of operation and stewardship but that is only a small part of the proposal.

Rather, it is lamentable that we are asked to somehow investigate and analyse the proposal and then comment during the holiday season ( I am in Greece as I write) and especially worrying that the proposal is, in part, premised on traffic data collected during lockdown periods.

My principal issues therefore relate to the volume and type of road traffic contemplated that are simply not sustainable in our neighbourhood by any criterion.

Traffic flow will be immense, dust and noise enormous and the local infrastructure in jeopardy to say nothing of road safety and pollution.

It is simply not fair or reasonable to ask laymen to digest such a volume of information and comment in such a short time but from what I can see there are significant negative threats to the local community's quality of life that have not been addressed properly.

I cannot support any application delivered in this way and ask that my objection be registered on the grounds that inter alia much more time should be afforded to affected third parties to consider the proposal.

The proposal is of a long-term nature and dependant on several other factors such as the Horsham Local Plan, which I gather has just been delayed. Can we therefore understand what financial provisions have been made (such as guarantees) to protect local stakeholders and the site itself should the project be deemed uneconomic (and is then abandoned or sold etc ) or the principals are unable to complete it?

Further what financial provision for loss of amenity and other compensation is proposed for the local community and specifically local businesses and property owners who may face direct negative financial impacts from the project be it completed or not? We cannot be expected to rely solely on the goodwill of Wiston Estate or its partners. It is impossible that the quality of life and property values of local stakeholders will not be adversely affected by noise, dust, traffic, pollution and water issues and these material risks are not mitigated sufficiently in the current proposal.

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