

Comment for planning application WSCC/030/21

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| Application number | WSCC/030/21 |
| Name | S. C. Woodage |
| Address | PANCAKE COTTAGE, STATION ROAD, STATION ROAD, BILLINGSHURST, RH14 0SJ |
| Type of Comment | Objection |
| Comments | <p>I strongly object to this application for the following reasons:</p> <p>The proposed site sits within one of the few remaining wild and unspoiled locations in the west Sussex area and currently allows a wide number of wild life species, safe and undisturbed access from the Surrey hills through to the Arun basin.</p> <p>Demand for Clay:</p> <p>There is no demand for additional brick-making clay. Clay extraction is typically sited alongside to brick-works. It is uneconomic and environmentally ridiculous to transport clay over any distance.</p> <p>Waste Site:</p> <p>There is currently sufficient capacity for Construction and Demolition waste in West Sussex, in established locations which are far more suitable.</p> <p>The applicant's plan is to recycle only 50% of the waste brought onto site. They propose to use the remainder for backfilling rather than improving the recycling percentage, however, an increased recycling rate would result in a further increase in HGV movements.</p> <p>Suitability of Location:</p> <p>The proposed site is a designated UK sustainable woodland reserve and a valuable future timber resource. National policy states that waste sites should be sited in built-up areas or brownfield sites. The actual driving distance from layby site access point to the Lorry Route network (on A281) is 3.25km. There is a further 1.3km to reach the site from the lay-by access on woodland tracks. Thus, the total distance from site to the LRN is 4.55km, mostly along an unsuitable, minor roads.</p> <p>The application includes a 15,000 sq. ft building amid valuable and precious woodlands. The ancillary building and quarrying operation would have a significant visual impact on the landscape. There are no other buildings within the woodland. Furthermore, this facility would require concrete/hard standing (not included within this application) areas in order to function properly. The proposed development would result in unacceptable conflicts/impacts the publics enjoyment and wildlife habitats of this woodland amenity.</p> <p>Loss of Amenity:</p> <p>Site access for HGV's will run on, alongside and across established Public Right of Way routes. Including bridleways regularly used by horse and bike riders, which conflict potentially disastrously with HGV lorries and by members of the public - giving rise to H&S concerns.</p> <p>The application proposes the closure of footpath (Northern Boundary) with a significant diversion at huge inconvenience to users. Whilst stated as "temporary", this closure would be for an minimum of 33 years !</p> <p>Local Plan:</p> <p>The proposed operation does not conform with either the Loxwood Neighborhood Plan, or the Chichester District Local Plan for development in a rural area. This application is not sensitive to its setting in terms of size, bulk or location. It does not enhance, protect or compliment the area, it ruins it.</p> <p>Tranquility.</p> <p>This location is remote and tranquil and very peaceful .</p> <p>Lighting will be required in the recycling and waste management building as well as the office building, car park and wheel wash area. Light pollution will be created in an area where there is currently none. The proposed operation would have a severe impact upon the enjoyment of these walking routes for all users. Diesel generators, creating pollutants and noise will be required for onsite power for an unspecified period of time.</p> <p>Bird song would be replaced by highly intrusive noise from tracked vehicles and 360 degree excavators. aggregate crushing, dust extraction equipment etc.</p> <p>HGV movements, skip lorries and the wheel wash equipment will create much noise disturbance as well.</p> |
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| Attachments | |