

# Comment for planning application WSCC/030/21

Application number	WSCC/030/21
Name	Angelina Colombi
Address	Downsview Windacres Farm Lane Rudgwick RH12 3XQ
Type of Comment	Objection
Comments	<p>This is a greenfield site; National policy states that waste sites should be sited in built-up areas or brownfield sites.</p> <p>The actual driving distance from lay-by site access point to the Lorry Route network (on A281), is 3.25km. This exceeds the recommended distance. 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 road.</p> <p>The application includes a 15,000sqft building amid pristine woodlands. The ancillary building and quarrying operation would have a significant visual impact in the landscape. There are no other buildings within the woodland.</p> <p>The proposed development would result in unacceptable conflicts/impacts with adjacent and established farming activity.</p> <p>Loss of Amenity:</p> <p>Site access for HGV's will run on, alongside, and across established Public Right of Way routes regularly used by members of the public - giving rise to severe safety and health concerns.</p> <p>The application proposes the closure of footpath 792-1 (Northern Boundary) with a significant diversion, at great inconvenience to users. Whilst cited as "temporary" this closure would be for 33 years - a whole generation.</p> <p>Prevailing South Westerly Wind will carry any noise, dust, and pollutants towards Rikkyo School (circa 300 students and staff) which is in an elevated position less than 1km from the development site.</p> <p>Development Plan:</p> <p>The proposed operation does not conform with either the Loxwood Neighbourhood 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 natural environment or rural character of the area.</p> <p>The proposed operation does not bring any demonstrable benefit to the local community.</p> <p>Tranquility</p> <p>This location is remote and tranquil - there is very low background noise.</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.</p> <p>The proposed operation would have a severe impact upon the enjoyment of these walking routes for all users.</p> <p>Diesel generators, creating pollutants and noise will be required for on-site power for an unspecified period of time.</p> <p>Bird song would be replaced by highly intrusive noise from tracked vehicles and excavators.</p> <p>HGV movements, skip lorries and the wheel wash facility will create significant noise disturbance.</p> <p>Environment:</p> <p>This is a highly stressed area for water, and the development would further exacerbate this.</p> <p>Mature trees on the development site have been identified as having potential roost features for bats, some of these will be amongst the first to be felled.</p> <p>Amongst the bats identified on the site are four threatened (priority species). For example, the Barbastelle Bat is rare in Sussex and is an International European Protected Species.</p> <p>The development will result in an increase in net carbon emissions from the burning of fossil fuels; removal of tree canopy by felling and disturbance of the woodland floor.</p> <p>Greener environments are associated with better mental health and well-being outcomes, including reduced levels of depression, anxiety, fatigue, and enhanced quality of life for both children and adults.</p> <p>The development will have a major impact on local wildlife habitat and species. For example, there is an active badger sett within close proximity of the lay-by, parking and wheel wash area that was not referenced in the application.</p> <p>The lay-by parking area where the wheel wash is proposed to be sited (Pephurst Wood) is an irreplaceable designated Ancient Woodland.</p>
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Attachments	