

From: [REDACTED]
To: [PL Planning Applications](#)
Subject: Objection to WSCC/030/21
Date: 30 August 2021 23:07:41

Dear Sirs

As a resident of Loxwood for over 30 years and owner of Songhurst Farm, I object to the Clay pit proposal for the following reasons:

Demand for Clay:

- With reference to the latest WSCC Minerals Monitoring Report, there is no demand for additional brickmaking clay. WSCC have more than 25 years of reserves.
- There are three sites with 25 years supply of clay and one with 24 years, therefore the national and local level clay requirements are met.
- The applicant's argument for clay demand is further superseded by the closure of West Hoathly brickworks.
- Whilst Pitsham brickworks may not have 25 years' supply onsite, it does not use Wealdclay (the kind of clay in the application site).

Waste Site:

There is currently sufficient capacity for Construction and Demolition waste in West Sussex, in established locations which are far more suitable.

Suitability of Location:

- This is a greenfield site; 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. 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 road.
- The proposed development would result in unacceptable conflicts/impacts with adjacent and established farming activity.

Loss of Amenity:

- 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.

Development Plan:

- 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.
- The proposed operation does not bring any demonstrable benefits to the local community.

Environment.

- 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.

The layby parking area where the wheelwash is proposed to be sited (Pephurst Wood) is irreplaceable designated Ancient Woodland.

Traffic:

- The increased HGV traffic will have a severe impact on the local villages/hamlets of Bucks Green, Tismans Common and Rudgwick.

There is a severe highway safety issue from HGVs entering and exiting the Loxwood Road/A281 junction at Bucks Green.

Yours faithfully

Chris Wait

