

Comment for planning application WSCC/030/21

Application number	WSCC/030/21
Name	Nigel Dowdall
Address	BRAMBLES, COX GREEN, COX GREEN, HORSHAM, RH12 3DE
Type of Comment	Objection
Comments	<p>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.</p> <p>There is a trend towards consolidation in local brick making, rather than new brickworks opening. Clay extraction is typically adjacent to brick making factories. It is uneconomic and environmentally unsound to transport clay over any distance.</p> <p>Waste Site: Without the mineral site there is no justification for a waste site at this unsuitable location. There is currently sufficient capacity for Construction and Demolition waste in West Sussex, in established locations which are far more suitable.</p> <p>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 layby 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 15,000 sq ft 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>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. 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, which would not fit most people's definition of a temporary closure.</p> <p>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.</p> <p>Impact on local environment: This location is remote and tranquil - there is very low background noise. 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. The development will have a major impact on the woodland and local wildlife habitat and species. The lay-by parking area where the wheel wash is proposed to be sited (Pephurst Wood) is in irreplaceable designated Ancient Woodland.</p> <p>Traffic: The increased HGV traffic will have a severe impact on the local villages/hamlets of Bucks Green, Tismans Common and Rudgwick. The road is just 5.1m wide at its narrowest point and 5.5m along most of its length and is extensively used by pedestrians, cyclists and horse riders. The road is already vulnerable to damage, particularly in wetter periods, and potholes frequently occur. The additional volume of heavy vehicles will invariably substantially increase the damage to the road surface, particularly at the edges which are not protected by kerbs for most of its length, resulting in increased risk of accident / damage and, particularly for cyclists, injury.</p>

Despite the proposed wheel washing facilities, there remains a significant potential for mud contamination on the surrounding roads. The applicant has not specified a centrifugal wheel cleaner (as was required at Rudgwick Brickworks) this type of wheel cleaner would generate further significant noise. This further increases the risk to other users of this rural and minor road.

Received

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Attachments