

From: [Sian Jupp](#)
To: [PL Planning Applications](#)
Subject: Objection to planning Application Number: WSCC/030/21 loxwood clay pit. Mrs Siân Jupp [REDACTED]
Date: 14 August 2021 20:34:45

AUGUST 8th 2021

To whom it may concern

Please note my objection to the planning Application Number:
WSCC/030/21 Loxwood Clay Pits and recycling.

Mrs Siân Jupp, [REDACTED]

Email [REDACTED]

I am a local resident and believe the objections provided here are valid and enforceable to enable the rejection of this planning application.
The facts add I offer here demonstrate a justifiable explanation to not proceed.
This application should clearly and definitely not go ahead. It must be stopped.

My following objections are in line with the certain issues WSCC can take into account and show there is evidence to support objections:

These include:

- Suitability of use for the area
- Effect on landscape or character of area
- Impact on natural environment including animals and their habitat
- Impact on trees/ hedgerows

- Traffic generation/ access/ highway safety
- Noise/disturbance
- Dust/ odour/ fumes

To explain these further:

There is copious evidence that clay is not required from this project. The latest WSCC Minerals Monitoring Report, there is no demand for additional brickmaking clay. WSCC have more than 25 years of reserves.

The lack of demand is evidenced by the closure of West Hoathly brickworks.

The application is for Weald clay a type that is already available plus there is a trend towards consolidation in local brick making, rather than new brickworks opening.

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.

Furthermore Clay extraction is typically adjacent to brick making factories. It is uneconomic and environmentally unsound to transport clay over any distance which application would require.

With regards to 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.

The applicant's plan is to recycle fails to meet industry standard only 50% of the waste brought onto site. They propose to use the remainder for backfilling rather than improving the recycling rate.

An increased recycling rate would result in a further increase in HGV movements. Not a sustainable ecological nature to do this. **Traffic generation/ access/ highway safety.**

Further consideration is the Suitability of Location and it's huge impact on the trees natural environment of the area and animals who have their homes in the woods. Trees with bats are due to be felled.

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 3.25 km. 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.

- 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.

- The proposed development would result in unacceptable conflicts/impacts with adjacent and established farming activity.

Furthermore I believe that more investment is needed to assess and survey the quality of the habit as many rich diverse woodland species live in the area planned for disruption.

I understand a basic survey was conducted which is possibly biased towards the applicant in its conduct and is not substantial enough evidence to allow progress.

More needs to be done to assess the environment.

Wild deer roam freely here, I have seen bats, foxes, Badgers and owls in the woods. 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.

Wild primrose, bluebells, wood anemones, cyclamen and moss are prevalent and the bees love them.

I have major concern over loss of Amenity.

This is a rural route with many dog walkers, horse riders, cyclists and runners. Families enjoy the woodlands.

These greener environments are associated with better mental health and wellbeing

outcomes, including reduced levels of depression, anxiety, fatigue, and enhanced quality of life for both children and adults.

The Site access for HGV's will impede on established Public Right of Way routes regularly used by members of the public. This would be a major safety and health concern for the council.

- The application proposes the closure of footpath 792-1 (Northern Boundary) this "temporary" closure would be an inconvenience for 33 years so a whole generation of local families would be impacted.

HGV lorries digging and dumping will have a huge effect on this landscape or character of area. Also impact on natural environment including animals and their habitat. It will be totally detrimental if the application proceeds

In addition the Development Plan:

The proposal fails to 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.

I suggest the proposed operation does not bring any demonstrable benefits to the local community. Tress will be removed from this natural woodland.

Finally this proposal of Clay pit and recycling facility if successful will bring additional noise traffic pollution dust/ odour and fumes to the local area and residents.

This location is tranquil - there is very low background noise and bird song is heard. Tracked vehicles and excavators. would replace this.

There will be Light pollution too in the form of recycling and waste management building as well as the office building, car park and wheel wash area. Light pollution in an this area is currently none.

Further pollution will come from Diesel generators, required for onsite power for an unspecified period of time.

I have genuine concerns over increased HGV traffic and it's severe impact on the local villages/hamlets of Bucks Green, Tismans Common and Rudgwick.

- The significant increase (c300%) in HGV traffic volumes will present a severe safety risk for existing road us-

ers along Loxwood Road. This has not been fully assessed.

The proposed site access arrangements are not 'safe and suitable' as claimed and represent a severe risk to other road users and pedestrians.

There remains a risk of impact on highway safety and residential amenity through Loxwood village unless a routing agreement is secured, adhered to and properly policed.

There will be an acute impact on highway safety along Loxwood Road from high passing speeds on a restricted width carriageway. The road is just 5.1m wide at its narrowest point and 5.5m along most of its length.

There is a severe highway safety issue from HGVs entering and exiting the Loxwood Road/A281 junction at Bucks Green already a tight point with the garages access.

There will be conflict between the private vehicles and HGV's queuing, entering, and leaving the proposed site which will create a further severe road safety risk.

Finally, despite the proposed wheel washing facilities, there remains a significant potential for mud contamination on the surrounding roads making them unsafe. Clay in the surface is very slippery for the cycles horses and vehicles that frequent this area.

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 pollution.

That concludes my objection and I thank you for your time and hope you take these issues into account.

Kind regards

Mrs Siân Jupp