

# Comment for planning application WSCC/030/21

Application number	WSCC/030/21
Name	Peter Richard Eric Collis
Address	34A, NICHOLSFIELD, NICHOLSFIELD, BILLINGSHURST, RH14 0SR
Type of Comment	Objection
Comments	<p>I would like to object to this ridiculous and dangerous planning application for the following reasons;</p> <p>1) Demand for clay is simply not there.</p> <ul style="list-style-type: none"><li>- 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.</li><li>- 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.</li><li>- The applicant's argument for clay demand is further superseded by the closure of West Hoathly brickworks.</li><li>- Whilst Pitsham brickworks may not have 25 years' supply on site, it does not use Weald clay (the kind of clay in the application site).</li><li>- There is a trend towards consolidation in local brick making, rather than new brickworks opening.</li><li>- Clay extraction is typically adjacent to brick making factories. It is uneconomic and environmentally unsound to transport clay over any distance.</li><li>- Without the mineral site there is no justification for a waste site at this unsuitable location.</li><li>- There is currently sufficient capacity for Construction and Demolition waste in West Sussex, in established locations which are far more suitable.</li><li>- The applicant's plan is to recycle only 50% of the waste brought onto site. This is well below accepted industry standard. They propose to use the remainder for backfilling rather than improving the recycling rate, however, an increased recycling rate would result in a further increase in HGV movements</li></ul> <p>2) The location is simply dangerous, and it will if agreed cause significant accidents and loss of life.</p> <ul style="list-style-type: none"><li>- The significant increase (c300%) in HGV traffic volumes will present a severe safety risk for existing road users along Loxwood Road. This has not been fully assessed.</li><li>- The proposed site access arrangements are not 'safe and suitable' as claimed and represent a severe risk to other road users and pedestrians.</li><li>- 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.</li><li>- 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.</li><li>- There is a severe highway safety issue from HGVs entering and exiting the Loxwood Road/A281 junction at Bucks Green.</li></ul> <p>3) This is simply not a suitable site.</p> <ul style="list-style-type: none"><li>- This is a greenfield site; National policy states that waste sites should be sited in built-up areas or brownfield sites.</li><li>- 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.</li><li>- 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.</li><li>- The proposed development would result in unacceptable conflicts/impacts with adjacent and established farming activity.</li></ul> <p>4) It is quite clear that this development would damage the local environment!</p> <ul style="list-style-type: none"><li>- This is a highly stressed area for water, and the development would further exacerbate this.</li><li>- 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.</li><li>- 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.</li></ul>

- 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.
- 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 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 lay-by parking area where the wheel wash is proposed to be sited (Pephurst Wood) is in irreplaceable designated Ancient Woodland

From the above points, and many more that could be used it is quite clear that this is not a suitable site for this development.

Received

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Attachments