

Comment for planning application WSCC/030/21

Application number

Name

Address

Type of Comment

Comments

My objections to this proposed scheme centre mainly on the issues set out below:

Traffic and Highway Safety:

The proposed access and egress to and from the site is totally unsuitable for the proposed HGV movements, some 42 per day I understand.

The road, Loxwood Road, from the layby to Bucks Green, is a minor road (unnumbered) of limited width and, just as importantly:

Has poor horizontal and vertical alignment

Has adverse camber/crossfall at a number of points along its route

Were this route to be used by HGVs fully laden with clay and/or waste, I believe that these road characteristics would present significant safety hazards for the established users of this route, most of which comprise local residents in light passenger cars.

Will the drivers of these HGVs observe speed limits appropriate to the condition of this road and the presence of other road users, or will they be more concerned about getting into and out of the site as quickly as possible? Will there be anybody to police and enforce safe driving by these HGVs? I think not.

Furthermore, Loxwood Road itself is in very poor condition in many places along its length, with a significant number of potholes and, in particular, degradation of the road shoulder and the underlying road foundation. This exacerbates the problems created by poor H&V alignment and adverse camber.

The road is in this condition merely with the current level of light passenger car traffic. 42 HGV movements with lorries loaded with clay and waste will cause substantial damage to the structure and condition of the road itself, not only adversely impacting local road users by creating more hazardous conditions but also creating more serious and more frequent road repairs to be funded by WSCC and, ultimately its citizens, the taxpayers.

Let's remember that the proposed life of this development is 33 years. Those repairs will consume a lot of funding over that period.

Environmental Impact:

The HGV traffic alone will generate substantially more noxious emissions from the diesel powered lorry movements along Loxwood Road than are generated by vehicles currently using the route. HGVs emit many more grams of CO2 per kilometre and other pollutants (Carbon Monoxide, Hydrocarbons, Nitrous Oxides and particulate matter) than a light passenger car and all of these emissions will be added to current levels.

There are many residential properties along the route, particularly towards Bucks Green, which will be adversely affected.

In particular, the vertical profile of Loxwood Road slopes markedly as it crosses a small tributary to the River Arun approximately 200m west of the junction with the A281, creating a distinct 'trough' in the road profile. This means that the HGVs climbing in and out of this trough will be working harder against those gradients and emitting even more pollutants, noise and vibration in the immediate vicinity of all the residential properties that line the road in this area. That is an unacceptable burden to impose on those local residents.

More generally, the operation of the site itself will create significantly increased noise and dust, particularly in dry weather. The area is currently a peaceful, tranquil area with no industry. This proposed development will change that for the proposed duration of its operation, 33 years.

Benefits to the Local Community:


This scheme offers no benefits whatsoever to the local community. Few, if any, employment opportunities will arise from this development and the locality is not a deprived area in need of all the job creation opportunities it can get hold of.

What it would do, for the entire duration of its operation, is create a significant loss of amenity for local residents; increase noise and pollution along the proposed access route; create a significantly raised level of hazard for local road users; and increase the cost of maintenance and repair of the route.

Conclusion:

This development is merely to enable the owner of the site to generate a profitable business at the expense of local residents and West Sussex County Council itself. It offers absolutely no benefits to anyone other than its promoter and should be rejected out of hand.

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Attachments