

# Comment for planning application WSCC/030/21

Application number	WSCC/030/21
Name	Mrs Samantha Stoodley
Address	BIRCH DRIVE, 17, BIRCH DRIVE, BILLINGSHURST, RH14 9RH
Type of Comment	Objection
Comments	<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>- The applicant's argument for clay demand is further superseded by the closure of West Hoathly brickworks.</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>- This is a greenfield site; National policy states that waste sites should be sited in built-up areas or brownfield sites.</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 on 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><li>- 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.</li><li>- 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 - a whole generation.</li><li>- 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.</li><li>- The proposed operation does not bring any demonstrable benefits to the local community.</li><li>- Lighting will be required in the recycling and waste management building as well as the office building, carpark and wheel wash area. Light pollution will be created in an area where there is currently none.</li><li>- The proposed operation would have a severe impact upon the enjoyment of these walking routes for all users.</li><li>- HGV movements, skip lorries and the wheel wash facility will create significant noise disturbance.</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><li>- Greener environments are associated with better mental health and well being outcomes, including reduced levels of depression, anxiety, fatigue, and enhanced quality of life for both children and adults.</li><li>- 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.</li><li>- The lay-by parking area where the wheel wash is proposed to be sited (Pephurst Wood) is an irreplaceable designated Ancient Woodland.</li><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>- The movement of HGV's and the proposed redesign of the areas will result in disruption and loss of public parking and amenity at the lay-by.</li><li>- There will be significant light, noise, and dust pollution from wheel wash and staff car parking.</li></ul>
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Attachments	