

Comment for planning application WSCC/030/21

Application number

Name

Address

Type of Comment

Comments

1. Suitability of use of the site:

- a. This application appears to be an application for a waste processing and landfill site masquerading as a clay excavation site. The clay excavation activity appears to be both surplus to demand (given that there are 25 years' reserves of clay presently held against a proposed extraction for 33 years) and also in a market where local brick production appears to be declining.
- b. Given the above, there does not seem to be any justification for permitting a waste/landfill site in a location which is otherwise almost totally unsuitable. It is a greenfield site (which contradicts national policy for waste sites being in brownfield sites or built up areas) and the access arrangements will create unacceptable conflicts with other existing uses of the local area/site.
- c. The construction of a large building which will not in any way be in-keeping with the surrounding area will be an eye-sore and will detract from an almost completely unspoilt area of woodland, destroying the character of its local area.
- d. The above are likely to lead to a large part of the local woodland area and footpaths which cross it being unusable or undesirable destinations for local residents who have traditionally used them.

2. Environmental impact:

- a. Noise, fumes - the location is currently peaceful, quiet and is an important habitat for wildlife and vegetation and the proposed development will have a wide ranging destructive impact on this wildlife/habitat on more than just the immediate site.
- b. Destruction of established trees - there does not seem to be any compelling reason which this development should be carried out in a location such as this where numerous trees of great environmental and local value would be destroyed.
- c. Landfilling waste into a greenfield site of established woodland which is used by many local people for recreation seems to fly directly in the face of common sense and current thinking on the need to protect the environment and preserve existing areas of woodland and habitat and recreation space.
- d. Dust from processing of waste, trucks running along dusty roads will further contribute to the destruction of local wildlife habitats.
- e. Light pollution - the proposed lighting of the site will lead to light pollution being increased in an area of very low existing light pollution which will have a detrimental impact on wildlife and the local community.
- f. Long term impact of landfill - it is very hard to believe that the proposed landfilling will not lead to both short and long term pollution and contamination of soil and watercourses in the locality of the site, whether simply by the activity itself or as a result of accidents. At best, the proposals effectively sterilise a large wildlife habitat for the whole period that the proposed facility is in situ and presumably for some time afterwards.

3. Traffic and road safety

- a. Increase of HGV traffic on totally unsuitable roads - the proposed traffic will lead to dangerous passing, degradation of what is already a badly damaged road on Loxwood Road. This road has a number of pinch-points which will cause congestion and are simply not suitable or safe for the proposed intensity of HGV traffic. Who will pay for the repair of this road following damage/wear by HGV traffic?
- b. The introduction of HGVs regularly traversing bridleways and public footpaths appears to create a strong safety risk for pedestrian, equestrian and bicycle users of the bridleways and footpaths within the woodland.
- c. The junction where Loxwood Road meets the A281 is already very difficult to pull out of onto the A281 in a car or van let alone in an HGV. This would appear to be an obvious safety concern which doesn't seem to have been recognised or addressed.

4. Loss of amenity:

- a. Proposed diversion of a public footpath is an unacceptable option and in reality is simply a 33 year closure of the footpath without any comparable replacement route. This means that for almost half a lifetime of local residents this public right of way will cease to exist.
- b. The impact of the development would mean that the footpaths within this woodland will cease to

be an attractive place to go for recreation and to be amongst nature and wildlife.

c. Loss of public parking at the layby on Loxwood Road - this will mean that some people who make use of the woodland for recreation will be less able to do so due to loss of parking/inconvenience.

5. The proposed development does not appear to bring any substantive benefit to the local community at large.

In summary, it is very hard to believe that there are not more suitable existing brownfield sites which could be used for a development of this kind.

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29/08/2021 23:44:58

Attachments