

**From:** [REDACTED]  
**To:** [PL Planning Applications](#)  
**Subject:** WSCC/030/21 - Pallinghurst Woods, Loxwood Road, Loxwood, West Sussex RH14 0RW  
**Date:** 30 August 2021 22:56:56

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Dear Sirs,

I am writing to object to the above planning application.

Having researched this application and related reports there is no justification for a waste site at this unsuitable location. The waste site is based on the premise that there is a justified reason to firstly establish clay pits for the extraction of clay. However, as per your own WSCC Minerals Monitoring Report there is no demand for additional brickmaking clay because West Sussex itself has 25 years supply and nationally clay levels have been met for future needs.

An additional point against the creation of a waste site in this rural setting is that it is recognised that there is sufficient capacity for construction and demolition waste in West Sussex and sites that are already established are the most suitable sites. The National Policy states that new waste sites should be located in build up areas and on brown field sites - the proposed development is in a totally rural greenfield site.

The proposed creation of a commercial extraction and waste site at this greenfield site will result in unacceptable and irreversible damage to the landscape and character of the area, which includes ancient woodland, natural habitats home to protected species including bats and rural listed dwellings that are a feature of surrounding villages. In the construction of the site it is a requirement for mature trees to be felled which will remove important roosting habitats for bats - at least 4 species of bats have been identified to inhabit this area including the Barbastelle Bat which is an International European Protected Species. The removal of mature trees will also result in the canopy layer and woodland floor being permanently damaged.

The applicant plans to only recycle 50% of the waste brought to the site and the rest will be landfill. This will result in pollution in soil and water. The construction and running of the site will result in light and noise pollution in a very rural area that currently has no facilities that generate permanent, ongoing noise, light and air pollution. Further, the proposed site will result in the loss of amenity for members of the public who access this area of woodland for recreation. The access road is proposed to cross, run along side and at points run on the current public right of way, this raises safety concerns for children, adults and animals including horses and dogs. There is one much used Public Right of Way that is proposed to be closed for the temporary period of 33 years which is an unreasonable alteration affecting members of the public who spend recreational time in this setting.

The proposed development is not aligned with either the Loxwood Neighbourhood Plan nor the Chichester District Local Plan for development in the rural area. The size, volume and location of this proposed development is totally insensitive to the rural setting and it in no way enhances, protects or complimented the natural environment and rural character of the area. Additionally, the proposed operation does not offer any significant benefits to the local communities.

I am seriously concerned about the traffic impact of the proposed development which will be required to travel on rural roads which have limited width at points before accessing the A281 and the wider road network. I understand the proposed development will result in approximately 300% increase in HGV traffic and this will definitely result in safety risks for existing road users which includes local tradespeople driving vans of various sizes, local families using the road to access schools, activities, shops and medical facilities, walkers, cyclists, road runners and well as commercial lorries accessing existing commercial operations such as the HGVs that access Barnfold nurseries.

Point 1.6 in the application inaccurately describes the suitability of the junction of the Loxwood Road and the A281. This is a particularly busy and difficult junction which can have restricted width due to other vehicles including buses and cars being stationary/parked in the vicinity of the junction. Point 3.6 also misrepresents the true nature of the road between the proposed site and access to the A281. This road has particularly narrow sections at times and visibility is reduced at points due to bends, the tree canopy and undulations in the road. The point of access into and out of the site is another area of concern because of members of public accessing the woodland footpaths and bridleways (parking cars, riding horses and cycles and walking) at the same point

that HGVs will be moving in and out of the site.

In conclusion, there are multiple reasons why this is an unsuitable development and use of this area of natural woodland which will result in light and noise pollution, loss of amenity, negative impact on natural habitats and species, unreasonable and potentially unsafe traffic and access issues, and above all altering for ever this important area of natural woodland.

Regards

Simon Laker (former Loxwood Parish Councillor)  
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Sent from my iPad