From: [redacted]
To: PL Planning Applications
Subject: Planning Application no WSCC/030/21
Date: 23 August 2021 15:47:18

Dear Sirs

I would like to strongly object to the above application.
As advised in your WSCC planning letter sent to residents near the proposed site on what issues can be taken into account, I would like to point out that every issue detailed in your letter is contravened by this proposed development.

Suitability of use of area : The application includes 15,000 sq ft building in woodlands. There are no other buildings within it. This is a greenfield site, national policy states that waste sites should be sited in built up areas or brownfield sites.

Loss of light/outlook/privacy : At present this area is remote & tranquil. Lighting is required in the recycling & waste management building, including office building, car park & wheel wash area.
It will have a severe impact upon the enjoyment of those walking on well used public paths.

Effect on historic features such as listed buildings/conservation areas :
There are several listed houses along the Loxwood Road. With a massive increase in HGV traffic the impact on these buildings with vibration over a 33 year period would take its toll.

Dust/odour/fumes : Prevailing winds will carry not only noise but dust & pollutants. Rikkyo School is less than 1km away from the proposed site.

Impact on trees/hedgerows : Mature trees on the development that will need to be felled have been identified as having potential roost features for protected bats. An increase in net carbon emissions from burning of fossil fuels, removal of tree canopy by felling & disturbance of the woodland floor.

Layout/appearance/design of buildings :
There will be conflict between private vehicles & HGV's queuing, entering, & exiting the proposed site as this is a designated lay by used by walkers.

Traffic generation/access/highway safety : As above.
The significant increase in HGV traffic will present a severe safety risk for existing road users along Loxwood Road (including myself cycling to work). The road is not safe & suitable as claimed. It is a narrow road that is already unsafe!

Impact on natural environment including animals & their habitat : The development will have a major impact on local wildlife habitat & species. I have already mentioned the bats but also there is a badger sett within close proximity of the lay by, parking & wheel wash area that was not referenced in the application.
The lay by parking area where the wheel wash is proposed to be sighted in irreplaceable designated ancient woodland.

Noise/disturbance : Bird song will be replaced by highly intrusive noise from tracked vehicles & excavators together with HGVs & the wheel wash facility.
Disturbance from high volume of HGV movement to & from the road.

Effect on landscape or character of area : This is a high stressed area for water & the development would further exacerbate this.
It will destroy part of a beautiful woodland enjoyed by many walkers.
The road is not able to hold up to the usage of so many heavy vehicles & it is only a matter of time before a significant accident occurs.

In conclusion the proposed plan 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 term of size, bulk & location. It does not enhance, protect or compliment the natural environment or rural character of the area. There are absolutely NO benefits to the local community.

Thank you for your time in reading my objection & sincerely hope that common sense prevails in not allowing this development to proceed.

Kind regards

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