

Community Notice – Otterpool Quarry Section 73 Application

What the Application is For

Variation of 2011 consent at Otterpool Quarry, Sellindge.

Addition of 25,000 tonnes/year of household 'black sack' waste (one-third of throughput).

Total throughput remains 75,000 tpa, but nature of waste changes significantly.

Layout changes: new office, relocated weighbridge, cycle parking, extra HGV bays, and 'sheep dip ramp'.

Applicant claims these are 'minor' revisions, but impacts are major.

HGV Movements

Capped at 168 HGV movements/day (84 in, 84 out).

Equals approximately one movement every 4–5 minutes during weekday operating hours (07:00–18:00).

Saturday operations (07:00–13:00): up to 84 movements (42 in, 42 out).

Refuse trucks tend to arrive in concentrated morning peaks, unlike C&I waste vehicles.

Traffic will intensify further once Otterpool Park (8,500 homes) is built.

Key Community Concerns

Addition of household waste increases odour, vermin, and bioaerosol risks.

Traffic safety risks: peak-time clustering of refuse trucks and past accident history near site.

Noise already exceeds WHO 55 dB guideline; any increase is harmful.

Odour mitigation relies on outdated 2007/2009 assessments and reactive complaint systems.

Proximity of sensitive receptors (Airport Café, new Otterpool homes) not properly assessed.

Cumulative impact with Otterpool Park (8,500 homes) largely ignored.

Overall Message

This is not a minor variation. It introduces odorous black sack waste, maintains high HGV intensity (up to 168 truck movements/day, as often as one every 4–5 minutes), and ignores the massive new residential population at Otterpool Park. The risks to local amenity, health, and safety are significant.