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County Planning
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Our ref: NC/20/0024
Your ref:
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Direct Line: 01403 215187
If Calling Please ask for: Matthew Porter
Date: 4th November 2020

Dear Sir/Madam,

Retrospective application for landfilling works

Land To The North of CDEW Screening Site, Thistleworth Farm, Worthing Road, Horsham

I refer to the consultation received in this office on 14th October 2020 concerning the above site.

This Authority has **no objections** to the principle of the development.

Whilst the District Council raises No formal Objection, this is subject to the following safeguards being secured to address concerns raised on matters pertaining to Environmental Protection, Landscape Character and Visual Impact, and Heritage.

Environmental Protection

Horsham District Council's Environmental Health has identified the need to address potential contamination of the imported material, by way of a planning condition:

Within 3 months of the date of this permission a validation report shall be submitted which demonstrates the suitability of the placed soils for the proposed use and that no hazardous or materials other than clean soil or subsoil have been placed. The assessment shall be undertaken by a suitably qualified and competent person and full details shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

Landscape Character and Visual Impact

Whilst not raising formal objection, the Horsham District Council's Landscape Architect has identified an issue with the western boundary bund with regards to its close proximity to the Root Protection Areas of the existing mature boundary trees that would need to be addressed. The advice from the HDC Landscape Architect is to seek for a landscape strategy/masterplan to indicate the mound would be reshaped to avoid the trees Root Protection Areas but also that additional planting is proposed along the western boundary to reinforce the existing landscape buffer. Planting along the northern boundary is also required and this will go some way to mitigate views from the PRow users and to

enhance the connection between the landscape buffer along the A24 and the landscape corridor to the north east/wider landscape.

Heritage

The District Conservation Officer believes there is less than substantial harm to the setting of Thistleworth Farm but given this is in the context of bunds created when the A24 was built he is satisfied the additional harm is negligible. The recommendations made by the District Landscape Architect will go some way to mitigate harm but this should still be balanced against the public benefit provided by the facility.

Yours faithfully

A handwritten signature in black ink, appearing to read 'B Childs', with a horizontal line underneath.

Barbara Childs
Director of Place