

James Neave

From: info <[REDACTED]>
Sent: 02 December 2020 09:51
To: James Neave
Subject: RE: WSCC/048/20 - Further info required - JN to Agent 02 12 20

Follow Up Flag: Follow up
Flag Status: Flagged

Our ref: 20-08

Dear James

THISTLEWORTH FARM, GRINDERS LANE, DIAL POST, WEST SUSSEX RH13 8NR
Application WSCC/048/20 - Proposed land-raising.

Thank you for your email of the 18th of November.

We note that you have now received the consultation response from the Drainage Engineer.

To answer your questions we respond as follows:

- A check will be made to determine where any materials have slumped through the boundary fence with the **A24**.
- They will be dragged back and any RPA's affected uncontaminated.
- In conjunction with the planting scheme proposed for the adjacent screening site, landscape reinforcing will take place to the Western landscape buffer.
- The stock-proof fencing and PROW staircase is proposed to be formed at the Northern boundary and additional landscaping could be applied here?
- Concerning the suitability of deposited materials we have previously confirmed with you how the land-raising took place.

Please let us know if you require any further information.

With kind regards

Doug

Douglas J P Edwards FRICS C.Build E FCABE FIAS
Chartered Building Engineer and Surveyor
for and on behalf of Douglas J P Edwards, Chartered Building Surveyors

From: James Neave <James.Neave@westsussex.gov.uk>
Sent: 02 December 2020 07:54
To: info <[REDACTED]>
Cc: [REDACTED]
Subject: RE: WSCC/048/20 - Further info required - JN to Agent 02 12 20

Doug,

Please can you advise when I can expect the information sought below.

Regards,

James

James Neave | Principal Planner, Planning Services, [West Sussex County Council](#)
Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1RH
Internal: 25571 | External: (+44) 033022 25571 | E-mail: james.neave@westsussex.gov.uk

From: James Neave
Sent: 18 November 2020 09:49
To: [REDACTED]
Cc: [REDACTED]
Subject: WSCC/048/20 - Further info required - JN to Agent 18 11 20

Doug,

We have reached the end of the consultation period, however, some key responses are still outstanding (including PROW, WSCC Drainage). I have chased these and will report back in due course if any further issues need to be addressed.

However, in the interim and based on the responses received to date, I would be grateful if you could provide further clarification/respond to the following queries (note that any response will likely be added to the planning file and website, so please format further information submissions accordingly);

Trees/Landscape (also see comments of WSCC Tree Officer & Horsham DC Landscape Officer)

- Please can you confirm what, if any, measures have been/will be implemented to ensure that no materials slump through/over the boundary fence with the A29, and sufficient consideration has been given to RPAs.
- A planting scheme has been requested both along the western and northern boundaries to both; reinforce the western landscape buffer; and enhance the connection between western boundary planting and wider north/east landscape corridor. Consideration should be given to providing an outline scheme (*note at least 500mm of topsoil is required for hedgerow shrubs).

Suitability of deposited materials (see also comments of Horsham DC Environmental Health & Environment Agency)

- Although it is recognised the supporting statement suggests all materials deposited on site are either; from excavations immediately adjacent (foundations for barn); or screened and acceptable clean waste from the immediately adjacent screening site, further assurance/evidence is sought to

demonstrate that this is the case and that the materials are suitable for the intended use. In particular, there is a need to more robustly show that the materials do not contain any potentially contaminated or hazardous wastes, or materials which could give rise to environmental harm (e.g. metals, non-inert materials). I understand that the Environment Agency seek similar assurances from a permitting perspective, so there would be a benefit of liaising with them also to ensure that any evidence provided is sufficiently robust.

I look forward to hearing from you,

Regards,

James Neave

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