

**APPLICATION NUMBER: WSCC/048/20
COUNTY MATTER WASTE**

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

To: Mr Douglas J.P. Edwards
Blonks Barn
Hookslands Lane
Shipley
Horsham
RH13 8PY

In pursuance of their powers under the above mentioned Act and Orders, West Sussex County Council hereby notify you that they **PERMIT** the following development:

**Retrospective application for landfilling works at Land to the north of
CDEW Screening Site, Thistleworth Farm, Grinders Lane, Dial Post,
West Sussex RH13 8NR**

to be carried out in accordance with your application and plans (as modified by the under-mentioned conditions) submitted to this Council on 12 October 2020 and subject to the conditions specified hereunder:

General

Approved Plans and Documents

1. The development hereby permitted shall only take place in accordance with the following approved plans/information:
 - Location Plan (drawing 20-08-01- dated September 2020);
 - Site Plan (drawing 20-08-02 – dated September 2020);
 - Sections (drawing 20-08-03 – dated September 2020);
 - Location of Staircase & Kissing Gate (drawing 20-08-04);
 - North Boundary and Staircase Detail (drawing 20-08-05 – dated February 2021);
 - Standard Step Detail (drawing ref: WSCC/PROW/SP01 Rev A – dated 04/08/16);
 - Supporting Planning Statement (dated September 2020);
 - Drainage Strategy Report (ref: 2020/D1867B/DS1.2 – dated 30 September 2020);and supporting information, save as varied by the conditions hereafter.

Reason: To secure a satisfactory development.

Date **20 May 2021** Signed: **Michael Elkington**, Head of Planning Services

IT IS IMPORTANT THAT YOU READ THE NOTES IN APPENDIX A

CONTINUATION SHEET

Controlling Construction

Construction Management Plan

2. No further works for the construction of the development hereby permitted shall take place, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:
- the anticipated number, frequency and types of vehicles used during construction;
 - the method of access and routing of vehicles during construction (to avoid any right turn onto the A24 from Grinders Lane);
 - the parking of vehicles by site operatives and visitors;
 - the loading and unloading of plant, materials and waste;
 - the storage of plant and materials used in construction of the development;
 - dust suppression methods; and
 - the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway.

Reason: In the interests of highway safety and amenities of nearby residents/footpath users.

Prohibited Activities

3. No mechanical processing of imported materials shall be undertaken on site and the no vehicles, plant, machinery or equipment shall be operated or parked therein, other than those which are directly required to complete the development approved under this permission.

Reason: To control the development in detail and minimise any impact of the development on the surrounding countryside and amenities of nearby residents/footpath users.

Hours of Construction

4. No works associated with the construction of the development hereby permitted, including the delivery of materials, shall take place outside the hours of 8.00 am and 17.00 pm on Mondays to Fridays inclusive; and not at any time on Saturdays, Sundays, Bank or Public Holidays.

Reason: In the interests of residential amenity.

Imported Materials

5. Any further imported materials required to complete the development hereby permitted shall constitute only inert, uncontaminated material and soils.

Reason: To avoid pollution through contamination of the soil, water and/or air.

CONTINUATION SHEET

Controlling Development

Surface Water Drainage

6. Within 3 months of the date of this decision, the approved drainage scheme (Drainage Strategy Report 2020/D1867B/DS1.2 – dated 30 September 2020 and Conceptual Drainage Strategy Drawing No. D1867B-300 Rev A) shall be implemented in full, and thereafter maintained in full throughout the approved operation. Within 1 month following its implementation, as-built drawings of the implemented scheme, together with a verification report that confirms that the scheme operates in accordance with the approved scheme (prepared by a qualified engineer), shall be submitted to the County Planning Authority. If the verification report indicates that the drainage system is not operating suitably, within 1 month a scheme of rectification shall be submitted to and approved in writing by the County Planning Authority, and thereafter implemented in full in accordance with a timetable to be set out in the rectification scheme.

Reason: To ensure that the proposed development is satisfactorily drained and ensure that impacts through flooding and pollution are not caused.

Landscaping and Restoration Scheme

7. Within 3 months of the date of this decision, a landscaping and restoration scheme to enable the sites use for agriculture shall be submitted to and approved in writing by the County Planning Authority. The scheme shall provide for planting on northern and western boundaries of the site and include the details of the number, size, spacing and species of shrubs and trees to be planted, soil preparation, seeding, and a programme of maintenance. All planting and seeding comprised in the approved details shall be carried out in the first planting season following approval. Any trees or plants which within a period of five years from planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others or similar size and species, unless the County Planning Authority gives written consent for any variation.

Reason: To mitigate, as far as practicable, the visual impact of the development on the surrounding countryside and to ensure biodiversity improvement central to the benefits of the proposal.

Fencing and Gates

8. Within 3 months of the date of this decision, details of all new fencing and gates to be erected shall be submitted to and approved in writing by the County Planning Authority. The approved details shall thereafter be implemented in full within 1 month of being approved and the fencing and gates maintained for the duration of the operations hereby approved.

Reason: To minimise the visual intrusion of the development into the surrounding countryside.

CONTINUATION SHEET

INFORMATIVES

- a) In accordance with the National Planning Policy Framework, the County Planning Authority has approached the determination of this application in a positive and creative way, and has worked proactively with the applicant by:
- Providing pre-application advice; and
 - Working with consultees.
- As a result, the County Planning Authority has been able to recommend the grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development.
- b) The Environmental Health Authority, Horsham District Council, may use their powers under the Control of Pollution Act 1974 (COPA) to enforce against any nuisance (including waste disposal, water pollution, noise, atmospheric pollution and public health) from the site. For any queries on this matter, please contact the Environmental Health Department of Horsham District Council on 01403 215641.
- c) With regard to Condition No. 7 the applicant's attention is drawn to the comments of the WSCC Tree Officer (dated 19/10/20) and Horsham District Council Landscape Architect (dated 04/11/20). Any submitted landscaping and restoration scheme should; along the western boundary, include supplementary native hedgerow shrub planting to enhance the existing landscape buffer alongside the A24 and; along the northern boundary, include a substantive belt of native planting that links to the wider landscape corridor to the north-east of the site.

This information is only intended as a summary of the reasons for the grant of planning permission. For further details on the decision, please see the report by contacting County Planning at West Sussex County Council or visiting the website at www.westsussex.gov.uk/planning.

APPENDIX A: TOWN AND COUNTRY PLANNING ACT 1990

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES.

THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT IS RECOMMENDED THAT YOU CONSULT A SOLICITOR IF YOU ARE IN ANY DOUBT.

1 Appeals to the Secretary of State

- (a) If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- (b) If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get online at www.planning-inspectorate.gov.uk or by writing to the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.
- (c) The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- (d) The Secretary of State need not consider an appeal if it seems that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- (e) In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

2 Purchase Notices

- (a) If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- (b) In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town and Country Planning Act 1990.

- 3 Further correspondence about this application should quote the reference number at the top right hand corner of the form.