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John Morris
Riverside Cottage
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BN43 5FH

Contact: Keith Morgan

Our ref: ADC/0140/09

Your ref:

Date: 29 April 2009

Dear Mr Morris,

Riverside Cottage, Steyning Road, Shoreham-by-Sea: Planning application for deposition of inert soils to level surface of field and reinstate grass for horsegrazing

I refer to your above application. I am still awaiting a reply from the Environment Agency and Southern Water but have received the attached response from West Sussex County Council. You will see that they have raised the issue of whether the application should be dealt with by them as a 'County Matter' because it is for waste disposal.

However, from your discussion with me, I was under the impression that your proposal was essentially to reinstate a level surface to the field (ie. what is termed in planning legislation as 'an engineering operation'), rather than for the purposes of waste disposal. If this is the case, then it appears that you have probably answered question 14 on the application form incorrectly. However, more precise information is needed.

The site is not within the Adur Estuary Site of Special Scientific Interest (the closest part of which is 220m to the west) but the whole site does lie within a Site of Nature Conservation Importance (SNCI) which includes Mill Hill and land stretching to the A283 and A27.
As you can see WSCC have stated that more detailed information is needed from you in the form of a landscape and biodiversity assessment, topographical survey and finished levels (clearly showing the depth of fill material). Clearly you would need professional advice in order to provide this.

In addition they state that they also need an archaeological assessment.

Also required is more detailed information regarding the transport of material to the site, including the vehicle numbers, the frequency of their movements and the timeframe from start to completion.

Yours sincerely,

Keith Morgan
Planning Services Manager