From: developmentcontrol@adur.gov.uk
Sent: 07 May 2009 18:18
To: developmentcontrol
Subject: PublicAccess for Planning - Application Comments (ADC/0140/09)

PublicAccess for Planning - Application Comments (ADC/0140/09)

"SOUTH DOWNS JOINT COMMITTEE" has used the PublicAccess for Planning website to submit their comments on a Planning Application. You have received this message because you are the Case Officer for this application or because this is a designated mailbox for PublicAccess comments submissions.

Comments were submitted at 07/05/2009 18:17:35 from IP 80.168.57.2.

Application Summary

Application Number:
ADC/0140/09

Address:
Riverside Cottage
Steyning Road
Shoreham-by-Sea
West Sussex
BN43 5FH

Proposal:
Deposition of inert soils (6,000-8,000 cubic metres) to level surface and reinstate grass for horse grazing

Case Officer:
Keith Morgan

Customer Details

Name:
SOUTH DOWNS JOINT COMMITTEE

Address:
VICTORIAN BARN
VICTORIAN BUSINESS CENTRE
FORD LANE
FORD, NR ARUNDEL
WEST SUSSEX

Postcode:
BN18 0EF

Email:
msmall@southdowns-aonb.gov.uk

Phone Number:
01243 558708

Comments

Submission Type:
Customer objects to the Planning Application.

Comments:
Thank you for consulting the Joint Committee on this application. I apologise for the delay in responding.

I note that the applicant explains that works undertaken by Southern Water have left the application site uneven and with clay and chalk on the surface, and that the proposal is therefore for the deposition of inert soil to level the land, in order to return it to grass for grazing by miniature horses.

My initial thought on seeing this application was to object, as the Joint Committee is generally opposed to proposals for landraising within the AONB that would alter the natural contours and/or appearance of the land surface, and also because of the possible effect on flooding. However, when I looked at the supporting information, I was more positively disposed towards the principle of the proposals, particularly as both Southern Water and the Environment Agency appeared to be supportive, or at least accepting, of the proposals. Nevertheless, I am concerned that there appear to be no levels or cross-section information submitted with the application - if the site area is 0.7ha, and the applicant proposes to import 6,000-8,000 cu.m (although the application form indicates cu.cm), then the land would be raised in the order of 1m. This does seem significant and possibly excessive to me, although I admit that I have not actually visited the application site.

In respect of the comments of Southern Water and the Environment Agency, the application is accompanied by a copy of an e-mail from Southern Water in which the possibility is raised that water quality issues at the Shoreham WSW may be due to bare soil on adjacent fields, which presumably include the application site. The e-mail's author is encouraging of a suitable managed reinstatement with vegetation. Also accompanying the application is a copy of an e-mail from the Environment Agency in which the author states that they should not have any objection to the proposed works from a flood-risk point of view as the works would only be restoring the land to the original levels. From that e-mail, the Agency also appeared to have no objection to the application from a groundwater point of view either, provided that the type of materials used are conditioned. However, I see from your website that the Environment Agency has, in fact, objected to the application, although I am unable to see the actual objection to find out why.

Given the uncertainty over the finished levels and the objection from the Environment Agency, I feel that I must object to this application as submitted. However, I am not necessarily opposed outright to the principle of the deposition of inert soils if it would reinstate the land to its former character or a character appropriate to its location within a river valley. If more details of the proposed levels is forthcoming and the Environment Agency's objection(s) can be overcome, I would be happy to reconsider my objection.

Finally, I take it that this is not considered to be a waste disposal operation, which would fall within WSCC's remit - I seem to recall that the County produced a note on this matter recently, although I can't find it now that it would be useful !

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