



**Proof of Evidence: Andrew Sierakowski
BSc (Econ)Hons, MSc, GDL, LLM, MRTPI**

Appendices: Part 7

WSCD035 – WSCD045

Acting County Planning Manager, West Sussex County Council

Appeal by PJ Brown (Civil Engineering) Ltd.

**Land East of Dan Tree Farm, London Road,
Bolney, West Sussex, RH17 5QF**

PINS Ref:
APP/D3830/C/23/3319435
MSDC Ref: AP/23/0042

August 2024

WSCD035

Mr. M. Elkington
Head of Planning Services
West Sussex County Council
Tower Street
Chichester
West Sussex
PO19 1RH

30 September 2019

Our Ref: J003220

Dear Mr. Elkington,

Application for Certificate of Existing Lawfulness for the importation, deposit, re-use and recycling of waste material on Land at Bolney Park Farm, Broxmead Lane, Haywards Heath, RH17 5RJ

Further to my meeting in your office on 5 August 2019 together with Peter Brown and Bob Penticost of PJ Brown (Construction) Ltd I now attach as requested an application in connection with the above for your consideration. In support of this application we attach documents as listed below, but also please note the information supplied in this letter which provides a documentary of the evidence provided.

Documents attached:

- Completed Application Form
- Extract from Ordnance survey sheet showing site outlined in red
- Aerial Photographs from 30 April 2007
- Aerial Photograph from 13 September 2012
- Aerial Photograph from 14 May 2018
- Statutory Declaration of Mr. Peter Brown - *To follow submission*
- Daily Service report dated 20 February 2004
- Email from Alan Shea of Finning UK & Ireland Ltd dated 11 December 2018
- Invoice from Bolney Park Farm dated 02 May 2007
- Letter from Pirtek Fluid Transfer Solutions with Worksheets from the period of 2014

WS Planning & Architecture, Europe House, Bancroft Road, Reigate, Surrey, RH2 7RP

T: + 44 (0)1737 225 711 F: + 44 (0)1737 226 311 admin@wspace.co.uk wspace.co.uk

Reg Office: Europe House, Bancroft Road, Reigate, Surrey, RH2 7RP Company No. GB3763487 WS Planning & Architecture is a trading name of Woods, Sanders & Co Ltd

Managing Director: Mr B Woods BA TP MRTPI Planning Director: Mr S Copping BA (Hons) DipTP MRTPI Architectural Director: Mr L Barker BA(Hons) BArch (Hons) RIBA

The applicants have had an interest in the land since 2006 taking over from South East tipping. Prior to 2006 from at least 2004 they operated from the site. The activities described in the application have been undertaken from that time to varying degrees. A planning application was submitted in 2015 by a former agent but, not progressed and my understanding is that it was not validated due to an outstanding request from your Council for additional information that was not for some reason forthcoming.

The 2007 aerial photograph shows activities on the site including container, general storage and material piles. The 2012 aerial photograph again shows material storage as does the 2018 aerial photograph. We know from the applicants that the material was screened and reused in their operations. The May 2007 invoice relates to the use of the site for storage, plantings, aggregate and machinery. The email from Finning UK & Ireland Ltd dated 11 December 2018 confirms that they undertook warranty work and general repairs to concrete crushing, screening equipment and repairs to excavators including shovels and dozers at the site since 2006.

The Court held in *FW Gabbittas V SSE and Newham LBC [1985] JPL 630* that the Applicant's own evidence does not need to be corroborated by "independent" evidence in order to be accepted. If the LPA have no evidence of their own, or from others, to contradict or otherwise make the Applicant's version of events less than probable, there is no good reason to refuse the application, provided the Applicant's evidence alone is sufficiently precise and unambiguous to justify the grant of a certificate "on the balance of probability". It is considered that on the balance of probability a Certificate should be granted.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Brian Woods', with a stylized flourish extending to the right.

Brian Woods
Managing Director

Application for a Lawful Development Certificate for an Existing use or operation or activity including those in breach of a planning condition.
Town and Country Planning Act 1990: Section 191 as amended by section 10 of the Planning and Compensation Act 1991.
Town and Country Planning (Development Management Procedure) (England) Order 2015

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	Land at Bolney Park Farm
Address line 1	Broxmead Lane
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	Bolney
Postcode	RH17 5RJ
Description of site location must be completed if postcode is not known:	
Easting (x)	526905
Northing (y)	124067
Description	<input type="text"/>

2. Applicant Details

Title	Mr
First name	<input type="text"/>
Surname	Penticost
Company name	PJ Brown (Construction) Ltd
Address line 1	C/O WS Planning & Architecture
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>

2. Applicant Details

Town/city	<input type="text"/>
Country	<input type="text"/>
Postcode	<input type="text"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Spencer"/>
Surname	<input type="text" value="Copping"/>
Company name	<input type="text" value="WS Planning & Architecture"/>
Address line 1	<input type="text" value="Europe House"/>
Address line 2	<input type="text" value="Bancroft Road"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Reigate"/>
Country	<input type="text"/>
Postcode	<input type="text" value="RH2 7RP"/>
Primary number	<input type="text" value="01737225711"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text" value="admin@wspa.co.uk"/>

4. Description of Use, Building Works or Activity

Please indicate why you are applying for a lawful development certificate

- An existing use
 Existing building works
 An existing use, building work or activity in breach of a condition

Being a use, building works or activity which is still going on at the date of this application

If Yes, to either 'an existing use' or 'an existing use in breach of a condition', please state which one of the Use Classes of the Town and Country Planning (Use Classes) Order 1987 (as amended) the use relates to

Use Classes	<input type="text" value="Other"/>
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Other

5. Description of Existing Use, Building Works or Activity

Please fully describe each existing use, building works or activity for which you want the lawful development certificate. Where appropriate, show to which part of the land each use, building works or activity relates

Importation, deposit, re-use and recycling of waste material and use of land for storage purposes

6. Grounds for application of a Lawful Development Certificate

Under what grounds is the certificate being sought

- The use began more than 10 years before the date of this application
- The use, building works or activity in breach of condition began more than 10 years before the date of this application
- The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years
- The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.
- The use as a single dwelling house began more than four years before the date of this application
- Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

If the certificate is sought for a use, operation, or activity in breach of a condition or limitation, please specify the condition or limitation that has not been complied with

Reference number

Condition number

Date (must be pre-application submission)

Please state why a Lawful Development Certificate should be granted

The change of use occurred over 10 years ago and has been in continuous use since that date

7. Information in support of a Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed (date must be pre-application submission)?

01/05/2007

In the case of an existing use or activity in breach of conditions has there been any interruption? Yes No

In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought? Yes No

Residential Information

Does the application for a certificate relate to a residential use where the number of residential units has changed? Yes No

8. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

9. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Meeting occurred 05/08/2019

10. Interest in the Land

Please state the applicant's interest in the land

- Owner
 Lessee
 Occupier
 Other

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

Mr. D. Rawlins, Bolney Park Farm, Broxmead Lane, West Sussex, RH17 5RJ - They have been informed

11. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

12. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)



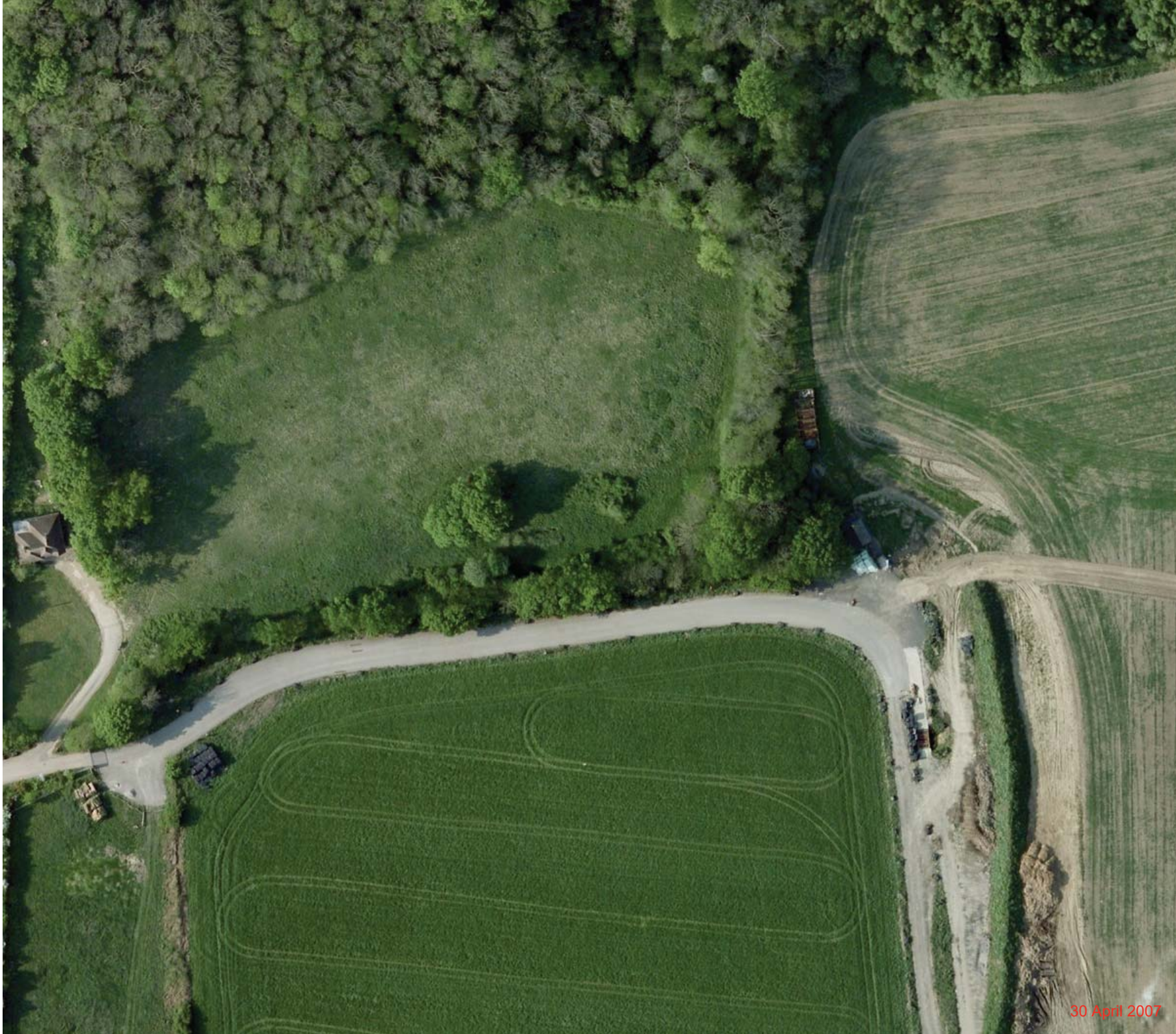
None

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PJ Brown Yard, Park Farm, Bolney

1:2,500





30 April 2007





14 May 2018

FINNING

DAILY SERVICE REPORT

Sheet No.
1

Date 20-Feb-2006 Dealer Code M610 Engineer Name IAN BARNES Clock No 2736

Customer P J Brown Ltd Site Address Bolney, West Sussex

Field Repair			Mileage		Travel Time	
Time on Site	Time Off Site	Hours Worked	Out	Return	Out	Return
09.30	13.15	3hr 15min	74		2hrs	

Shop Repair		
Time on	Time Off	Hours Worked
08.00	08	15min

The following Sims Details are Required for Each Separate Incident

Work Order No.	Seg	Model	Serial Number	Hrs/Miles/Km	h/m/k
6905305	02	D6R II	BNC00236	785	H

Part Caus.	Failure	PD Code	Group No.	Inop. Y/N	Comments
PI-305	5	56	7751	N	Bottom coolant hoses

Details of Failure Including Consequential Damage

Carry out Product Improvement Program to replace the engine cooling hoses.

Details of Work Done at Repair

Collected the machine, drove to site. Drain engine coolant, remove the front guard and the top belly guard. Remove the two coolant hoses and fit new 185-0844 185-1724 hoses. Refill the coolant and run the engine, check for leaks and find okay. Re-fit the engine front guards.

The right side of the raffle fitted to the front guard had broken it's rivets and was loose. I refitted the back using nuts and bolts as I had no rivets of the correct length.

Customer Signature Print Name

Job Complete (Y/N) Y Parts to be returned (Y/N) N

What in Your Opinion Caused the Failure?

Day start Time	Lunch Time Start	Lunch Time Stop	Day Finish Time	Total Hours Worked (excluding lunch)
07 15	12 30	13 00		

Date	20-Feb-2004	Dealer Code	M610	Engineer Name	IAN BARNES	Clock No	2736
------	-------------	-------------	------	---------------	------------	----------	------

Customer	P J Brown Ltd	Site Address	Bolney, West Sussex
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Field Repair			Mileage		Travel Time	
Time on Site	Time Off Site	Hours Worked	Out	Return	Out	Return
13.15	17.15	4				

Inop Repair		
Time on	Time Off	Hours Worked
X	X	X

The following Sims Details are Required for Each Separate Incident

Work Order No.	Seg	Model	Serial Number	Hrs/Miles/Km	h/m/k
6905305		D6R II	BNC00236	785	H

Part Catalog Failure	PD Code	Group No.	Inop. Y/N	Comments

Details of Failure Including Consequential Damage
 Reported low power problem with the C9 engine. Serial No. 4ZF04750

Brief Details of Method of Repair
 Carry out performance checks to the Engine, Power Train, and Hydraulics as requested by Service Technical dept.
 Engine software was upgraded to the latest Flash File # 244-6531.
 Data to be sent Service Tech at Cannock.

Customer Signature		Print Name	
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Job Complete (Y/N)	Y	Parts to be returned (Y/N)	N
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What in Your Opinion Caused the Failure?

Day start Time	Lunch Time Start	Lunch Time Stop	Day Finish Time	Total Hours Worked (excluding lunch)
07.15	12.30	13.00		

FINNING

DAILY SERVICE REPORT

Sheet No.
2

Date 19-Feb-2004 Dealer Code M610 Engineer Name IAN BARNES Clock No 2736

Customer P J Brown Ltd Site Address Bolney, West Sussex

Field Repair				Mileage		Travel Time	
Time @ Site	Time Off Site	Hours Worked	Out	Return	Out	Return	
13:00	16:00	3	56	76	1hr	1hr 45min	

Shop	Time @	Time Off	Hours Worked
X		X	X

The following Sims Details are Required for Each Separate Incident

Work Order No.	Seg	Model	Serial Number	Hrs/Miles/Km	h/m/k
6905189	01	D6R II	BNC00236	734	H

Failure	PD Code	Group No.	Inop. Y/N	Comments
19	10	4050	Y	broke through root

Details of Failure including Consequential Damage

The following details are required for each separate incident. This allowed for a spring over the top of the track frame. The following was found on the drive sprocket and the teeth.

Brief Details of Method of Repair

Drain the drive oil and remove the drive shaft, planetary housing, ring-gear, and lock. Clear the mud and dirt from the track and track frame before separating the track and rolling it off the drive sprocket. Load planetary assembly into van to take back to Slough for repair. Inform the office of parts required for assembly.

Customer Signature Print Name

Job Complete (Y/N) N Parts to be returned (Y/N)

What in Your Opinion Caused the Failure?

Day Start Time	Lunch Time Start	Lunch Time Stop	Day Finish Time	Total Hours Worked (excluding lunch)
07:30	12:30	13:00	17:45	9h 45min

FINNING

DAILY SERVICE REPORT

Sheet No.
1

Date: 10-Feb-2011 Dealer Code: M610 Engineer Name: IAN BARNES Clock No: 2736

Customer: P J Brown Ltd Site Address: Bolney, West Sussex

Field Repair		Mileage		Travel Time		
Time on Site	Time Off Site	Hours Worked	Out	Return	Out	Return
X	X	X	16	16	45min	30min

Shop Repair		Hours Worked
Time on	Time off	8hr 15min
05:15	17:00	

The following Sims Details are Required for Each Separate Incident

Work Order No.	Seg	Model	Serial Number	Hrs/Miles/Km	h/m/k
6905189	01	D6R II	BNC00236	734	H

Part Causing Failure	PD Code	Group No.	Inop. Y/N	Comments
9G-8639	10	4050	Y	cracked through root

Details of Failure Including Consequential Damage

The ring gear of left hand axle differential assembly has cracked through root. The process for getting the axle out of the housing and replacing the ring gear is as follows: 1. Remove the axle from the housing. 2. Remove the ring gear from the axle. 3. Replace the ring gear with a new one. 4. Reassemble the axle into the housing.

Disassemble the planetary gears from the carrier housing using press tooling. Wash all the parts and examine for damage. The carrier housing, roller bearings, pins, and half-shaft were all undamaged and reusable. The planet gears each had a few damaged teeth so required replacement. Had no means of salvaging the bearing cups in the gears so these were replaced. Reassemble the planetary with 6 new bearing cups and 3 new gears. Press fit the pins to correct depth for bearing preload. Store old parts for warranty return.

Customer Signature: Print Name:

Job Complete (Y/N) Parts to be returned (Y/N)

What if You Call Us Caused the Fault?

Day Start Time	Leave Time (am)	Lunch Time (hrs)	Day Finish Time	Hours Worked (including lunch)
07:30	12:30	1:00	17:30	9hr 30min

FINNING

DAILY SERVICE REPORT

Sheet No.
1

Date	11-Feb-2004	Dealer Code	M610	Engineer Name	IAN BARNES	Clock No	2736
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Customer	P J Brown Ltd	Site Address	Bolney, West Sussex
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Field Repair		Mileage		Travel Time		
Time on Site	Time Off Site	Hours Worked	Out	Return	Out	Return
09.15	14.45	5	75		1hr 45min	

Shop Repair		
Time on	Time Off	Hours Worked
07.00	08.00	1

The following Sims Details are Required for Each Separate Incident

Work Order No.	Seg	Model	Serial Number	Hrs/Miles/Km	h/m/k
6905189	01	D6R II	BNC00236	734	H

Part Causing Failure	PD Code	Group No.	Inop. Y/N	Comments
9G-8639	10	4050	Y	cracked through root

Details of Failure Including Consequential Damage

The ring gear of left hand final drive planetary set had broken along the root of a tooth. This allowed it to spring open and release the locking ring, the broken gear fell down inside the housing causing damage to the planet gears and reaction hub teeth.

Brief Details of Method of Repair

Fit the new 9G-8638 gear onto the new 106-8535 reaction hub. Collect other parts & tooling and drive to site. Remove the old reaction hub and wash the housing & bearings. Install the new hub assembly and torque fasten the bolts. Install the planetary gear group, drive shaft and cover then fill with 50w oil. Reconnect the track and torque turn the bolts (300lb ft + 180deg). Adjust the track tension, install a new 9G-9174 drive shaft into the right hand final drive (part of a previous job).

Customer Signature		Print Name
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Job Complete (Y/N)	N	Parts to be returned (Y/N)	Y
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What in Your Opinion Caused the Failure?

Possible heat treatment problem on the 9G-3694 ring-gear

Day Start Time	Lunch Time Start	Lunch Time Stop	Day Finish Time	Total Hours Worked (excluding lunch)
07.00	12.30	13.00		

Engineer: IAN BARNES
 Date: 11-Feb-2004

FINNING

FIELD SERVICE - BASIC RISK ASSESSMENT

SERVICEMAN : Ion BARNES DATE : 9-2-04

CUSTOMER : PJ BROWN SITE : BOWEY, WEST SUSSEX.

BRIEF DESCRIPTION OF DUTIES OR TASK : _____ JOB No : 6905189

Repair Final Drive. DGR.

HAZARDS OR RISKS PRESENT ON SITE

Are you aware of your responsibilities as detailed in H&S Policy (FIN 063)?.....	YES/NO
Are you aware of the Safety and Environmental Rules in force on this site?.....	YES/NO
Do you have safe access to and from the machine?.....	YES/NO
Is the machine currently in a safe position? (Stable Ground, Overhead Power Lines etc).....	YES/NO
Are you adequately protected against material falling on you from height?.....	YES/NO
Will you take precautions against falling from a height in excess of 2m?.....	YES/NO
Have you adequate illumination to safely complete the job in hand?.....	YES/NO

HAZARDS OR RISKS ASSOCIATED WITH TASKS

Is the machine or unit currently in a safe condition (Blocked and/or Locked-out)?.....	YES/NO
Are your Portable Power Tools safe and adequate for the task?.....	YES/NO
Is your Test Equipment safe and adequate for the task?.....	YES/NO
Are the manual handling requirements of the task within your safe capabilities?.....	YES/NO
Is available Mechanical Lifting Tackle safe and adequate for the task?.....	YES/NO
Do you have adequate Personal Protective Equipment for the task?.....	YES/NO
Are you aware of precautions to be taken when using Hazardous Substances?.....	YES/NO
Will you take adequate precautions to prevent spillages and environmental contamination?.....	YES/NO
So far as is reasonably practical, will the job be accomplished safely?.....	YES/NO

IF THE ANSWER TO ANY OF THE ABOVE IS NO, IT IS PREFERABLE TO REVIEW & RESOLVE WITH LOCAL SITE MANAGEMENT, BUT IF THE CONCERN CANNOT BE RESOLVED LOCALLY THEN CONTACT YOUR OWN SUPERVISOR FOR ADVICE

ACTION TAKEN TO REDUCE PERCEIVED HAZARDS :

None Required

SIGNED : Ion Barnes

FINNING (UK) Ltd.

SITE MANAGEMENT

White copy to Job File, Pink copy optional to leave with customer

FIN 334

Tel: 01444 882150
Fax: 01444 882151

Bolney Park Farm
Broxmead Lane
Bolney
West Sussex
RH17 5RJ



BOLNEY PARK FARM

Broxmead Lane Bolney, West Sussex RH17 5RJ
Tel 01444 882150 Fax 01444 882151
E mail dane @hickstead.flyer.co.uk

INVOICE

Attn PJ Brown (ref B Pentecost)
Burlands
Charwood Road
Ifield Wood
Crawley
West Sussex RH11 0JZ

2nd May 2007

Description

Value

Storage Advance payment	11,000.00
Planings Agregate and machinery	

Sub Total

11,000.00

VAT @ 17.5%

1,925.00

TOTAL

12,925.00

Please note new VAT No and Bank Details

Vat No 787-8894-30

Bank details: Lloyds TSB High Street Burgess Hill West Sussex RH15 9AH
sort code 30-91-44 Account No. 1187467

To whom it may concern,

Reference: P J Brown site at Bolney

Please find attached data of work completed since 2014, unfortunately this is where our data records end, but we have been continuously carrying out onsite repairs for plant and auxiliary equipment for the past 10 years.

Worksheets from the period 2014:

12968607
12969428
12970859
12972165
12972324
12972898
12981509
12981522
12982859
12984686
12987690
12995620
12996428
12998774
129100746
129101427
129101611
129103135
129103931
129108371
129110443
129110548
129111914

Yours faithfully

Mr D Peters
Director Pirtek Ashford & Crawley



Unit 5, Stockwell Trading Estate
 Stephenson Way, Crawley RH10 1TN
 Tel: (01293) 571707. Fax: (01293) 571711
 Email: accounts@pirtekcrawlley.co.uk

WORK ORDER NUMBER
12968607

WORK ORDER

0800 38 24 38 www.pirtek.eu

Customer Name: P J Brown Construction Ltd
Site Address: BOLNEY, TIP OFF A23
Description of Work: CUT AND RE-END JETTING HOSE
Location of Hose: JETTING HOSE

Date: 28/05/2014
Job Ref. No:
Customer Order No: MARK/Y359KAN
Account Ref: PJBS0100
Technician: Spare Eng 2

This work has been completed in accordance with Pirtek quality (ISO 9001), environmental (ISO 14001) and Health & Safety (OHSAS 18001) accreditations and procedures

Part Number	Description	Qty	Unit Price	Amount
801-06-06	##801 SERIES (BSPP FEMALE)	1	£5.76	£3.46
UPN-06	##SWAGE FERRULE FOR BRAIDED HYDR	1	£4.75	£2.85
LABOUR	Labour (normal hrs)	0.5	£61.00	£15.00
SERVICE	Service Call (normal hrs)	1	£40.00	£20.00

OPERATIONAL PROCEDURES


- Hoses cleaned
- Hoses tagged
- Covers & clamps replaced
- Oil level checked
- Machine tested
- Site damage
- Oil disposal
- Return old hose to Centre

MACHINE DETAILS
 Type: SWEEPER
 Serial/Reg.No: Y395KAN
 Mileage/Hours: 278965

Start: 28/05/2014 09:53:00
Finish: 28/05/2014 10:13:29

Sub-total	£41.31
VAT	£8.26
Total	£49.57

I hereby certify receipt of goods and have read and understood the Conditions referred to

AUTHORISED SIGNATURE 	PLEASE PRINT NAME SIMON MARSHALL
--	--





WORK ORDER

0800 38 24 38

www.pirtek.eu

PIRTEK CRAWLEY

Unit 5, Stockwell Trading Estate
Stephenson Way, Crawley RH10 1TN
Tel: (01293) 571707. Fax: (01293) 571711
Email: accounts@pirtekcrawlley.co.uk

Page: 1

WORK ORDER NUMBER
12969428

Customer Name: P J Brown Construction Ltd

Site Address: BOLNEY, LAND FILL SITE

Description of Work: MAKE HOSE TO PATTERN NOT FITTED OR TESTED

Location of Hose: NA

Date:
24/06/2014

Job Ref. No:

Customer Order No:
MARK/PL147

Account Ref:
PJBS0100

Technician:
Tom Healey

This work has been completed in accordance with Pirtek quality (ISO 9001), environmental (ISO 14001) and Health & Safety (OHSAS 18001) accreditations and procedures

Part Number	Description	Qty	Unit Price	Amount
PFM35-06	##PFM 350 BAR BRAIDED HOSE	1.34	£26.20	£21.06
UPN-06	##SWAGE FERRULE FOR BRAIDED HYDR	2	£4.52	£5.42
801-06-06	##801 SERIES (BSPP FEMALE)	1	£5.49	£3.29
851-06-06	##851 SERIES (BSPP FEMALE 90 DEG	1	£10.88	£6.53
HKS-01	#HOSECLEAN PELLET CHARGE UP TO 1 INCH	1	£3.00	£0.00
800-AC-B	#ASSEMBLY CHARGE - 800 SERIES - BRAIDED HOSE	1	£19.00	£11.40
SERVICE	Service Call (normal hrs)	1	£40.00	£20.00

OPERATIONAL PROCEDURES

- Hoses cleaned
- Hoses tagged
- Covers & clamps replaced
- Oil level checked
- Machine tested
- Site damage
- Oil disposal
- Return old hose to Centre

MACHINE DETAILS

Type: 20TON DIGGER
Serial/Reg.No: V20
Mileage/Hours: 1872

Start:
24/06/2014 10:04:31
Finish:
24/06/2014 10:22:23

Sub-total	£67.70
VAT	£13.54
Total	£81.24

I hereby certify receipt of goods and have read and understood the Conditions referred to

AUTHORISED SIGNATURE

PLEASE PRINT NAME

STUART

PIRTEK CRAWLEY is the trading name of West Sussex Hydraulics Ltd, a limited liability company registered in the UK No. 10894948. Granted under licence from PIRTEK (UK) LTD



Unit 5, Stockwell Trading Estate
 Stephenson Way. Crawley RH10 1TN
 Tel: (01293) 571707. Fax: (01293) 571711
 Email: accounts@pirtek-crawley.co.uk

WORK ORDER NUMBER
12970859

WORK ORDER
 0800 38 24 38 www.pirtek.eu

Customer Name: P J Brown Construction Ltd

Site Address: BOLNEY, TIP OFF A23

Description of Work: MAKE HOSE TO PATTERN NOT FITTED OR TESTED

Location of Hose:

Date:
09/08/2014

Job Ref. No:

Customer Order No:
2139SC

Account Ref:
PJBS0100

Technician:
Tom Healey

This work has been completed in accordance with Pirtek quality (ISO 9001), environmental (ISO 14001) and Health & Safety (OHSAS 18001) accreditations and procedures

Part Number	Description	Qty	Unit Price	Amount
PFM35S-20	#PFM 350 BAR SPIRAL HOSE	0.89	£141.88	£75.76
1801-20-20	#1801 SERIES BSPP FEMALE	2	£91.75	£110.10
HKS-01	#HOSECLEAN PELLETT CHARGE UP TO 1 INCH	1	£3.00	£0.00
S1-PART	CJDP-20-20	1	£76.80	£46.08
LABOUR	Labour (normal hrs)	0.75	£61.00	£22.50
DEPOTCALL	Call from Depot (normal hrs)	1	£40.00	£0.00

OPERATIONAL PROCEDURES

- Hoses cleaned
- Hoses tagged
- Covers & clamps replaced
- Oil level checked
- Machine tested
- Site damage
- Oil disposal
- Return old hose to Centre

MACHINE DETAILS

Type: CONCRETE
Serial/Reg.No:
Mileage/Hours:

Start:
09/08/2014 10:04:38
Finish:
09/08/2014 10:47:24

Sub-total	£254.44
VAT	£50.89
Total	£305.33

I hereby certify receipt of goods and have read and understood the Conditions referred to

AUTHORISED SIGNATURE



PLEASE PRINT NAME

SEAN

Unit 5, Stockwell Trading Estate
 Stephenson Way, Crawley RH10 1TN
 Tel: (01293) 571707. Fax: (01293) 571711
 Email: accounts@pirtekcrawlley.co.uk

WORK ORDER NUMBER
12972165

WORK ORDER
 0800 38 24 38 www.pirtek.eu

Customer Name: P J Brown Construction Ltd

Site Address: BOLNEY, PJ BROWN TIP

Description of Work: MAKE UP HOSE TO PATTERN, NOT FITTED

Location of Hose:

Date:
 26/09/2014

Job Ref. No:

Customer Order No:
 MARK-WARRIER 1800

Account Ref:
 PJBS0100

This work has been completed in accordance with Pirtek quality (ISO 9001), environmental (ISO 14001) and Health & Safety (OHSAS 18001) accreditations and procedures

Technician:
 Nathan Soutter

Part Number	Description	Qty	Unit Price	Amount
PFM25-12	##PFM 250 BAR BRAIDED HOSE	2.87	£43.52	£74.94
801-12-12	##801 SERIES (BSPP FEMALE)	1	£14.03	£8.42
851-12-12	##851 SERIES (BSPP FEMALE 90 DEG	1	£32.32	£19.39
UPN-12	##SWAGE FERRULE FOR BRAIDED HYDR	2	£13.38	£16.06
HKS-01	#HOSECLEAN PELLET CHARGE UP TO 1 INCH	1	£3.00	£0.00
800-AC-B	#ASSEMBLY CHARGE - 800 SERIES - BRAIDED HOSE	1	£19.00	£11.40
SERVICE	Service Call (normal hrs)	1	£40.00	£20.00

OPERATIONAL PROCEDURES

- Hoses cleaned
- Hoses tagged
- Covers & clamps replaced
- Oil level checked
- Machine tested
- Site damage
- Oil disposal
- Return old hose to Centre

MACHINE DETAILS

Type: POWER
Serial/Reg.No: WARRIER
Mileage/Hours: 2499

Start:
 26/09/2014 14:01:59
Finish:
 26/09/2014 14:20:51

Sub-total	£150.21
VAT	£30.04
Total	£180.25

I hereby certify receipt of goods and have read and understood the Conditions referred to

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PLEASE PRINT NAME

SHAUN



WORK ORDER

0800 38 24 38

www.pirtek.eu

PIRTEK CRAWLEY

Unit 5, Stockwell Trading Estate
Stephenson Way, Crawley RH10 1TN

Tel: (01293) 571707. Fax: (01293) 571711

Email: accounts@pirtekcreawley.co.uk

WORK ORDER NUMBER
12972324

Customer Name: P J Brown Construction Ltd
Site Address: BOLNEY, TIP
Description of Work: HOSE TO PATTERN
Location of Hose:

Date: 02/10/2014
Job Ref. No:
Customer Order No: MARK/WARRIOR 1800
Account Ref: PJBS0100
Technician: Warren Rivers

This work has been completed in accordance with Pirtek quality (ISO 9001), environmental (ISO 14001) and Health & Safety (OHSAS 18001) accreditations and procedures

Part Number	Description	Qty	Unit Price	Amount
PFM35-04	##PFM 350 BAR BRAIDED HOSE	1.66	£25.26	£25.16
UPN-04	##SWAGE FERRULE FOR BRAIDED HYDR	2	£3.83	£4.60
801-04-04	##801 SERIES (BSPP FEMALE)	2	£4.61	£5.53
HKS-01	##HOSECLEAN PELLET CHARGE UP TO 1 INCH	1	£3.00	£0.00
AH-06-04	##BSPP MALE X BSPP MALE	2	£3.38	£4.06
LABOUR	Labour (normal hrs)	0.5	£61.00	£15.00
DEPOTCALL	Call from Depot (normal hrs)	1	£40.00	£0.00

OPERATIONAL PROCEDURES

- Hoses cleaned
- Hoses tagged
- Covers & clamps replaced
- Oil level checked
- Machine tested
- Site damage
- Oil disposal
- Return old hose to Centre

MACHINE DETAILS

Type: POWERSCREEN
Serial/Reg.No: WARRIOR
Mileage/Hours:

Start: 02/10/2014 16:23:49
Finish: 02/10/2014 16:42:35

Sub-total	£54.35
VAT	£10.87
Total	£65.22

I hereby certify receipt of goods and have read and understood the Conditions referred to

AUTHORISED SIGNATURE



PLEASE PRINT NAME

SEAN



Unit 5, Stockwell Trading Estate
 Stephenson Way, Crawley RH10 1TN
 Tel: (01293) 571707. Fax: (01293) 571711
 Email: accounts@pirtek-crawley.co.uk

WORK ORDER NUMBER
12972898

WORK ORDER

0800 38 24 38 www.pirtek.eu

Customer Name: P J Brown Construction Ltd	Date: 23/10/2014
Site Address: BOLNEY, A23 LANDFILL	Job Ref. No:
Description of Work: REPLACED BURST HOSE AS SHOWN BY OPERATOR ,TESTED ALL OK .	Customer Order No: MARK/RX08 FZL
Location of Hose: REAR DOOR	Account Ref: PJBS0100
This work has been completed in accordance with Pirtek quality (ISO 9001), environmental (ISO 14001) and Health & Safety (OHSAS 18001) accreditations and procedures	Technician: Graham Senior

Part Number	Description	Qty	Unit Price	Amount
PFM35-04	##PFM 350 BAR BRAIDED HOSE	4.15	£25.26	£62.90
801-04-04	##801 SERIES (BSPP FEMALE)	2	£4.61	£5.53
UPN-04	##SWAGE FERRULE FOR BRAIDED HYDR	2	£3.83	£4.60
HKS-01	##HOSE CLEAN PELLET CHARGE UP TO 1 INCH	1	£3.00	£0.00
CVDP-04-04	##BSPP MALE X BSPP FEMALE 90 DEG	1	£14.33	£8.60
ENV-OB-DISP	##ENVIRONMENTAL OIL SPILL PAD SUPPLY & DISPOSAL (EWC 15 02 02)	1	£3.00	£0.00
CT-02	##CABLE TIES TIE	8	£0.16	£0.77
LABOUR	Labour (normal hrs)	1	£61.00	£30.00
DEPOTCALL	##DEPOTCALL	1	£40.00	£0.00

OPERATIONAL PROCEDURES

- Hoses cleaned
- Hoses tagged
- Covers & clamps replaced
- Oil level checked
- Machine tested
- Site damage
- Oil disposal
- Return old hose to Centre

MACHINE DETAILS

Type: **ROADSWEEPER**
 Serial/Reg.No: **RX08 FZL**
 Mileage/Hours: **134747**

Start: 23/10/2014 12:09:32
 Finish: 23/10/2014 13:07:49

Sub-total	£112.40
VAT	£22.48
Total	£134.88

I hereby certify receipt of goods and have read and understood the Conditions referred to

AUTHORISED SIGNATURE



PLEASE PRINT NAME

JOHN COLLIER



Unit 5, Stockwell Trading Estate
 Stephenson Way, Crawley RH10 1TN
 Tel: (01293) 571707. Fax: (01293) 571711
 Email: accounts@pirtekcrawlley.co.uk

WORK ORDER NUMBER
12981509

WORK ORDER
 0800 38 24 38 www.pirtek.eu

Customer Name: P J Brown Construction Ltd
Site Address: BOLNEY, TIP OFF A23 RH17 5QD
Description of Work: REMOVED BLOWN HOSE MADE NEW HOSE TO PATTERN AND REFITTED MACHINE TESTED
Location of Hose: 129/001952 VALVE BLOCK TO TANK

Date: 30/09/2015
Job Ref. No:
Customer Order No: H0265
Account Ref: PJBS0100
Technician: Kenny Gwyther

This work has been completed in accordance with Pirtek quality (ISO 9001), environmental (ISO 14001) and Health & Safety (OHSAS 18001) accreditations and procedures

Part Number	Description	Qty	Unit Price	Amount
PFM25-16	##PFM 250 BAR BRAIDED HOSE	3.2	£78.31	£150.36
UPN-16	##SWAGE FERRULE FOR BRAIDED HYDR	2	£22.54	£27.05
801-16-16	##801 SERIES (BSPP FEMALE)	2	£20.45	£24.54
HKS-01	##HOSECLEAN PELLET CHARGE UP TO 1 INCH	1	£0.00	£0.00
ENV-OB-DISP	##ENVIRONMENTAL OIL SPILL PAD SUPPLY & DISPOSAL	6	£3.00	£0.00
LABOUR	Labour (normal hrs)	1.5	£61.00	£45.00
DEPOTCALL	Call from Depot (normal hrs)	1	£40.00	£0.00

OPERATIONAL PROCEDURES

- Hoses cleaned
- Hoses tagged
- Covers & clamps replaced
- Oil level checked
- Machine tested
- Site damage
- Oil disposal
- Return old hose to Centre


MACHINE DETAILS

Type: CRUSHER
 Serial/Reg.No: C12
 Mileage/Hours: 7285

Start: 30/09/2015 09:12:56
 Finish: 30/09/2015 10:32:40

Sub-total	£246.95
VAT	£49.39
Total	£296.34

I hereby certify receipt of goods and have read and understood the Conditions referred to

AUTHORISED SIGNATURE 	PLEASE PRINT NAME ALAN (FITTER)
--	------------------------------------





WORK ORDER

0800 38 24 38

www.pirtek.eu

PIRTEK CRAWLEY

Unit 5, Stockwell Trading Estate
Stephenson Way, Crawley RH10 1TN

Tel: (01293) 571707. Fax: (01293) 571711

Email: accounts@pirtekcrawlley.co.uk

Page: 1

WORK ORDER NUMBER
12981522

Customer Name: P J Brown Construction Ltd

Site Address: BOLNEY, BROWNS TIP

Description of Work: MADE NEW HOSE TO PATTERN AS REQUESTED

Location of Hose: 129/001953 PATTERN

Date:
30/09/2015

Job Ref. No:

Customer Order No:
MARK/C12 CRUSHER

Account Ref:
PJBS0100

Technician:
Kenny Gwyther

This work has been completed in accordance with Pirtek quality (ISO 9001), environmental (ISO 14001) and Health & Safety (OHSAS 18001) accreditations and procedures

Part Number	Description	Qty	Unit Price	Amount
PFM25-12	##PFM 250 BAR BRAIDED HOSE	3.29	£43.52	£85.91
UPN-12	##SWAGE FERRULE FOR BRAIDED HYDR	2	£13.38	£16.06
801-12-12	##801 SERIES (BSPP FEMALE)	2	£14.03	£16.84
HKS-01	#HOSECLEAN PELLET CHARGE UP TO 1 INCH	1	£0.00	£0.00
HAC-01	#ASSEMBLY CHARGE	1	£22.00	£13.20

OPERATIONAL PROCEDURES

- Hoses cleaned
- Hoses tagged
- Covers & clamps replaced
- Oil level checked
- Machine tested
- Site damage
- Oil disposal
- Return old hose to Centre

MACHINE DETAILS

Type: CRUSHER
Serial/Reg.No: C12
Mileage/Hours: 7825

Start:
30/09/2015 10:48:22
Finish:
30/09/2015 11:06:27

Sub-total	£132.01
VAT	£26.40
Total	£158.41

I hereby certify receipt of goods and have read and understood the Conditions referred to

AUTHORISED SIGNATURE

PLEASE PRINT NAME

ALAN

PIRTEK CRAWLEY is the trading name of West Sussex Hydraulics Ltd, a limited liability company registered in the UK No. 10894948. Granted under licence from PIRTEK (UK) LTD



Unit 5, Stockwell Trading Estate
 Stephenson Way, Crawley RH10 1TN
 Tel: (01293) 571707. Fax: (01293) 571711
 Email: accounts@pirtek-crawley.co.uk

WORK ORDER NUMBER
12982859

WORK ORDER
 0800 38 24 38 www.pirtek.eu

Customer Name: P J Brown Construction Ltd
Site Address: BOLNEY, TIP OFF A23 BEFORE BOLNEY, SOUTHBOUND, RH175QD
Description of Work: MADE NEW HOSE TO PATTERN
Location of Hose: 129/003830 PATTERN

Date: 23/11/2015
Job Ref. No:
Customer Order No: MARK-PL124
Account Ref: PJBS0100
Technician: Kenny Gwyther

This work has been completed in accordance with Pirtek quality (ISO 9001), environmental (ISO 14001) and Health & Safety (OHSAS 18001) accreditations and procedures

Part Number	Description	Qty	Unit Price	Amount
PFM35-06	##PFM 350 BAR BRAIDED HOSE	1.78	£27.51	£29.38
UPN-06	##SWAGE FERRULE FOR BRAIDED HYDR	2	£4.75	£5.70
801-06-06	##801 SERIES (BSPP FEMALE)	2	£5.76	£6.91
HKS-01	#HOSECLEAN PELLET CHARGE UP TO 1 INCH	1	£0.00	£0.00
HAC-01	#ASSEMBLY CHARGE	1	£22.00	£13.20
DEPOTCALL	Call from Depot (normal hrs)	1	£40.00	£0.00

OPERATIONAL PROCEDURES


- Hoses cleaned
- Hoses tagged
- Covers & clamps replaced
- Oil level checked
- Machine tested
- Site damage
- Oil disposal
- Return old hose to Centre

MACHINE DETAILS
 Type: EC140V
 Serial/Reg.No: EC140V BOLNEY
 Mileage/Hours: 3776

Start: 23/11/2015 10:56:12
Finish: 23/11/2015 11:08:38

Sub-total	£55.19
VAT	£11.04
Total	£66.23

I hereby certify receipt of goods and have read and understood the Conditions referred to

AUTHORISED SIGNATURE	PLEASE PRINT NAME
	SHAUN



Unit 5, Stockwell Trading Estate
 Stephenson Way, Crawley RH10 1TN
 Tel: (01293) 571707. Fax: (01293) 571711
 Email: accounts@pirtekcrawlley.co.uk

WORK ORDER NUMBER
12984686

WORK ORDER
 0800 38 24 38 www.pirtek.eu

Customer Name: P J Brown Construction Ltd
Site Address: BOLNEY, A23 TIP
Description of Work: REMOVE BURST HOSE MAKE NEW AND RE FIT
Location of Hose: 129005075 QUICK HITCH

Date: 12/02/2016
Job Ref. No:
Customer Order No: MARK-PL124
Account Ref: PJBS0100
Technician: Warren Rivers

This work has been completed in accordance with Pirtek quality (ISO 9001), environmental (ISO 14001) and Health & Safety (OHSAS 18001) accreditations and procedures

Part Number	Description	Qty	Unit Price	Amount
PFM35-04	##PFM 350 BAR BRAIDED HOSE	0.9	£25.26	£13.64
UPN-04	##SWAGE FERRULE FOR BRAIDED HYDR	2	£3.83	£4.60
801-06-04	#801 SERIES (BSPP FEMALE)	1	£6.97	£4.18
898-04-04	##898 SERIES (BSP BANJO)	1	£11.10	£6.66
HKS-01	#HOSECLEAN PELLET CHARGE UP TO 1 INCH	1	£0.00	£0.00
Z-04	##SELF CENTRALISING IMPERIAL BON	2	£0.43	£0.52
ZZ-SGX-20	SPIRAL GUARD BLACK 20MM	0.9	£6.89	£3.72
LABOUR	Labour (normal hrs)	0.5	£61.00	£15.00
DEPOTCALL	#DEPOTCALL	1	£40.00	£0.00

OPERATIONAL PROCEDURES

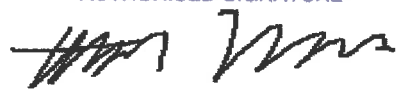
- Hoses cleaned
- Hoses tagged
- Covers & clamps replaced
- Oil level checked
- Machine tested
- Site damage
- Oil disposal
- Return old hose to Centre

MACHINE DETAILS
 Type: VOLVO 140B
 Serial/Reg.No: 124
 Mileage/Hours: 9788

Start: 12/02/2016 07:44:57
Finish: 12/02/2016 08:06:46

Sub-total	£48.32
VAT	£9.66
Total	£57.98

I hereby certify receipt of goods and have read and understood the Conditions referred to

AUTHORISED SIGNATURE 	PLEASE PRINT NAME KEIRAN
--	-----------------------------



WORK ORDER

0800 38 24 38

www.pirtek.eu

PIRTEK CRAWLEY

Unit 5, Stockwell Trading Estate
Stephenson Way, Crawley RH10 1TN

Tel: (01293) 571707. Fax: (01293) 571711

Email: accounts@pirtek-crawley.co.uk

WORK ORDER NUMBER
12987690

Customer Name: P J Brown Construction Ltd
Site Address: BOLNEY, A23 SOUTH, BEFORE BOLNEY , RH17 5QD
Description of Work: REMOVE BURST HOSES MAKE NEW AND FIT MACHINE TESTED ALL OK
Location of Hose: QUICK HITCH /PUMP 129006807-808

Date: 03/06/2016
Job Ref. No:
Customer Order No: MARK/ PL 124
Account Ref: PJBS0100
Technician: Spare Eng 2

This work has been completed in accordance with Pirtek quality (ISO 9001), environmental (ISO 14001) and Health & Safety (OHSAS 18001) accreditations and procedures

Part Number	Description	Qty	Unit Price	Amount
PFM35-04	##PFM 350 BAR BRAIDED HOSE	0.95	£25.26	£14.40
UPN-04	##SWAGE FERRULE FOR BRAIDED HYDR	2	£3.83	£4.60
801-04-04	##801 SERIES (BSPP FEMALE)	1	£4.61	£2.77
898-04-04	##898 SERIES (BSP BANJO)	1	£11.10	£6.66
HKS-01	#HOSECLEAN PELLET CHARGE UP TO 1 INCH	1	£0.00	£0.00
Z-04	##SELF CENTRALISING IMPERIAL BON	2	£0.43	£0.52
PFM35-08	##PFM 350 BAR BRAIDED HOSE	3.32	£35.25	£70.22
UPN-08	##SWAGE FERRULE FOR BRAIDED HYDR	2	£6.18	£7.42
808-08-08	JIS-BSPP FEMALE 45 DEG	2	£12.65	£15.18
CVDP-08-08	#BSPP MALE X BSPP FEMALE 90 DEG	1	£20.12	£12.07
HKS-01	#HOSECLEAN PELLET CHARGE UP TO 1 INCH	1	£0.00	£0.00
ENV-08-DISP	#ENVIRONMENTAL OIL SPILL PAD SUPPLY & DISPOSAL	2	£3.00	£0.00
CT-02	#CABLE TIES TIE	3	£0.16	£0.29
LABOUR	Labour (normal hrs)	1	£61.00	£30.00
SERVICE	#SERVICE CALL	1	£40.00	£0.00

OPERATIONAL PROCEDURES

- Hoses cleaned
- Hoses tagged
- Covers & clamps replaced
- Oil level checked
- Machine tested
- Site damage
- Oil disposal
- Return old hose to Centre

MACHINE DETAILS

Type: EC140
Serial/Reg.No: 124
Mileage/Hours: 10078

Start: 03/06/2016 07:55:21
Finish: 03/06/2016 09:03:40

Sub-total	£164.13
VAT	£32.81
Total	£196.94

I hereby certify receipt of goods and have read and understood the Conditions referred to

AUTHORISED SIGNATURE



PLEASE PRINT NAME

K THOMAS



WORK ORDER

0800 38 24 38

www.pirtek.eu

PIRTEK CRAWLEY

Unit 5, Stockwell Trading Estate
Stephenson Way, Crawley RH10 1TN

Tel: (01293) 571 707. Fax: (01293) 571 711

Email: accounts@pirtekcrawlley.co.uk

WORK ORDER NUMBER

12995620

Customer Name: P J Brown Construction Ltd
Site Address: BOLNEY, TIP OFF A23 BOLNEY
Description of Work: MADE UP HOSE TO PATTERN
Location of Hose: 129010982 PATTERN

Date:
27/03/2017

Job Ref. No:

Customer Order No:
MARK PL217

Account Ref:
PJBS0100

Technician:
Hermano Alves

This work has been completed in accordance with Pirtek quality (ISO 9001), environmental (ISO 14001) and Health & Safety (OHSAS 18001) accreditations and procedures

Part Number	Description	Qty	Unit Price	Amount
PFM25-12	##PFM 250 BAR BRAIDED HOSE	1.27	£47.44	£36.15
UPN-12	##SWAGE FERRULE FOR BRAIDED HYDR	2	£14.58	£17.50
805-17-12	##805 SERIES (JIC FEMALE)	2	£17.15	£20.58
HKS-01	#HOSECLEAN PELLET CHARGE UP TO 1 INCH	1	£0.00	£0.00
HAC-01	#ASSEMBLY CHARGE	1	£22.00	£13.20
SERVICE	#SERVICE CALL	1	£42.00	£21.00

OPERATIONAL PROCEDURES

- Hoses cleaned
- Hoses tagged
- Covers & clamps replaced
- Oil level checked
- Machine tested
- Site damage
- Oil disposal
- Return old hose to Centre

MACHINE DETAILS

Type:
Serial/Reg.No:
Mileage/Hours: N/a

Start:
27/03/2017 16:23:00
Finish:
27/03/2017 16:38:49

Sub-total	£108.43
VAT	£21.69
Total	£130.12

I hereby certify receipt of goods and have read and understood the Conditions referred to

AUTHORISED SIGNATURE



PLEASE PRINT NAME

BILLIE

Criteria:

Invoice Number	Workorderno	OrderDate	CompanyName	TotalExcVAT	TotalIncVAT	CustomerPO	Status
134072	12968607	28/05/14	P J Brown Construction Ltd	41.31	49.57	Mark/Y359KAN	Completed
134729	12969428	24/06/14	P J Brown Construction Ltd	67.70	81.24	Mark/PL147	Completed
135946	12970859	09/08/14	P J Brown Construction Ltd	254.44	305.33	2139SC	Completed
136913	12972165	26/09/14	P J Brown Construction Ltd	150.21	180.25	mark-warrier 1800	Completed
137169	12972324	02/10/14	P J Brown Construction Ltd	54.35	65.22	Mark/Warrior 1800 screener	Completed
137487	12972898	23/10/14	P J Brown Construction Ltd	112.40	134.88	Mark/RX08 FZL	Completed
144581	12981509	30/09/15	P J Brown Construction Ltd	246.95	296.34	H0265	Completed
144579	12981522	30/09/15	P J Brown Construction Ltd	132.01	158.41	Mark/C12 Crusher	Completed
145730	12982859	23/11/15	P J Brown Construction Ltd	55.19	66.23	Mark-PL124	Completed
147152	12984686	12/02/16	P J Brown Construction Ltd	48.32	57.98	Mark-PL124	Completed
149670	12987690	03/06/16	P J Brown Construction Ltd	164.13	196.94	Mark/ PL 124	Completed
155815	12995620	27/03/17	P J Brown Construction Ltd	108.43	130.12	Mark PL217	Completed
156486	12996428	25/04/17	P J Brown Construction Ltd	114.91	137.89	Mark /PL Warrior Screener	Completed
158242	12998774	18/07/17	P J Brown Construction Ltd	65.11	78.13	PL217	Completed
159649	129100746	29/09/17	P J Brown Construction Ltd	296.51	355.81	Mark/ L150E	Completed
160214	129101427	24/10/17	P J Brown Construction Ltd	76.85	92.23	Mark PL152	Completed
160352	129101611	31/10/17	P J Brown Construction Ltd	631.70	758.04	H1489	Completed
166136	129103135	08/01/18	P J Brown Construction Ltd	60.30	72.36	H1711	Completed
166823	129103931	07/02/18	P J Brown Construction Ltd	396.03	475.21	H1795	Completed
170154	129108371	13/07/18	P J Brown Construction Ltd	412.99	495.58	Mark/Crusher	Completed
171722	129110443	28/09/18	P J Brown Construction Ltd	136.17	163.40	Mark/ Warrior 1800	Completed
171836	129110548	02/10/18	P J Brown Construction Ltd	154.02	184.82	AP219	Completed
172805	129111914	26/11/18	P J Brown Construction Ltd	169.96	203.96	AP463	Completed

Robert Penticost

From: Mark Robinson
Sent: 11 December 2018 09:08
To: Robert Penticost
Subject: FW: Bolney Park Farm RH17 5RJ

I have asked to be put in an official letter to me ASAP.

Regards,

Mark Robinson
Transport & Plant Manager
P J Brown (Construction)Ltd
Tel: +44 (0) 1293 844216
Fax: +44 (0) 1293 571164
Mob: +44 (0) 7889 028974
Web: www.pjbrown.co.uk



P J Brown (Construction)Ltd
Head Office
Burlands Farm
Charlwood Road
Crawley
West Sussex
RH11 0JZ

From: Alan Shea (UK) <ashea@finning.com>
Sent: 11 December 2018 08:00
To: Mark Robinson <Mark.Robinson@pjbrown.co.uk>
Subject: Bolney Park Farm RH17 5RJ

To Whom It May Concern

We Finning Caterpillar have worked with P J Brown at the above site since 2006 , in that period we have carried out warranty and general repairs to their concrete crushing (Power plants) and screening (Power Plants) equipment and repairs to their excavators, loading shovels and dozers.

Many Thanks &
Best Regards

Alan Shea
Product Support Sales Manager South East
Finning UK & Ireland Ltd
[250 Leigh Road, Slough Trading Estate, Slough \(South East\), SL1 4BD](http://250 Leigh Road, Slough Trading Estate, Slough (South East), SL1 4BD)

WSCD036

APPLICATION NUMBER: WSCC/070/19

**CERTIFICATE OF LAWFUL DEVELOPMENT
TOWN AND COUNTRY PLANNING ACT 1990**

To: Mr Spencer Copping
WS Planning & Architecture
Europe House
Bancroft Road
Reigate
RH2 7RP

In pursuance of their powers under the above mentioned Act and Orders, West Sussex County Council hereby notifies you that they **REFUSE** the following application.

The West Sussex County Council hereby certifies that on 30 September 2019 the use described in the First Schedule in respect of the land specified in the Second Schedule to this certificate and edged in RED on the plan attached to this certificate, was **NOT LAWFUL** within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended) for the following reason:

- 1) On the basis of the evidence submitted with the application, the Council is not satisfied, on the balance of probabilities, that the use has taken place for ten (10) years prior to the County Council receiving application reference WSCC/070/19.

First Schedule

The importation, deposit, re-use and recycling of waste material and use of land for storage purposes for a period exceeding 10 years.

Second Schedule

Land at Bolney Park Farm, Broxmead Lane, Bolney RH17 5RJ

Notes

- (i) This refusal applies to the extent of the use/operations/matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan.

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.

Date: 10 January 2020

Signed: **Michael Elkington**, Head of Planning Services

IT IS IMPORTANT THAT YOU READ THE NOTES IN APPENDIX A

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.

TOWN AND COUNTRY PLANNING ACT 1990

1 Appeals to the Secretary of State

- (a) If you are aggrieved by the decision of your local planning authority to a certificate of lawfulness, 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 using a form which you can obtain by contacting the Planning Inspectorate on 0303 444 00 00 or submitted electronically via the Planning Portal at <http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>. Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date shown on the Local Planning Authority's decision notice or, for 'failure' appeals, within 6 months of the date by which they should have decided the application.
- 2** Further correspondence about this application should quote the reference number at the top right hand corner of the form.

WSCD037

Planning Committee

7 January 2020

Waste Planning Application (County Matter)

Certificate of Lawful Development for an existing use or operation or activity: the importation, deposit, re-use and recycling of waste material and use of land for storage purposes

Land at Bolney Park Farm, Broxmead Lane, Bolney RH17 5RJ

Application No: WSCC/070/19

Report by Head of Planning Services

Local Member: Joy Dennis

District: Mid Sussex

Executive Summary

An application for a Certificate of Lawful Development has been submitted under Section 191 of the Town and Country Planning Act 1990 (the TCPA 1990) to determine the lawfulness of an existing use of land at Bolney Park Farm, east of the A23 in Bolney, Mid Sussex.

The Certificate is sought for the importation, deposit, re-use and recycling of waste material and the use of the land for storage purposes. The applicant contends the use has become lawful through the passage of time; that is it has taken place for a continuous period in excess of ten years and, therefore, it is immune from enforcement.

In considering the application, the existing and potential impacts of the development cannot be taken into account. Similarly, national and local planning policy and guidance is not material and it must not be considered in assessing the application. The only matter under consideration is whether or not development is lawful.

Although there is no statutory requirement to consult, interested parties were notified about the application. In response, details of the site history were received from the Environment Agency, Mid Sussex District Council and neighbouring residents.

Consideration of Key Issue

The only issue in determining this application is whether the applicant has demonstrated that the use of the site for the importation, deposit, re-use and recycling of waste material and storage has been undertaken for a continuous period of ten years, and is thereby lawful due to the passage of time.

If the County Council has no evidence to contradict the applicant's version of events, and provided the evidence provided by the applicant is sufficiently precise and unambiguous, the application must be approved.

There is no definitive information to indicate what the site was used for between 2009 (the beginning of the ten year period) and 2012. Based on aerial photographs and information from the applicant, parts of the site appear to have been in use as a depot from 2007, although this is not conclusive. From 2012, the site appears, from aerial photographs, to have been in storage use but not in use for waste processing. When officers visited the site in 2014, it was in use as a construction compound, albeit with an ancillary waste use through the creation of bunds and storage of road planings and bricks. When officers visited the site in 2018, it had clearly changed to primarily being in waste use, with recycled construction material stockpiled on the site, and new bunds having been created.

On this basis, it is considered that the site has not been in any continual use for a period of ten years. Evidence from 2012 confirms that the site was in storage use, with ancillary waste use, with part of the site remaining in agricultural use. Evidence from 2018 confirms that the site is now in waste use, with some elements of ancillary storage.

Further, none of the aerial photographs, until 2018, indicate that the entire site is in non-agricultural use. The aerial photographs from 2007, 2012, and 2015 all show land to the north, east, and south of the site retained as part of the surrounding agricultural landholding. Therefore, it cannot be concluded that the application site has been in a single use for a period of ten years because it has, in part, also remained in agricultural use.

Overall Conclusion

The applicant has failed to prove, on the balance of probability, that the use of the application site for the importation, deposit, re-use and recycling of waste material and use of the land for storage purposes, is lawful due to the passage of time. Evidence from the past ten years confirms that the site was in storage use, with ancillary waste use, with part of the site remaining in agricultural use. This has recently changed to a waste use, with some elements of ancillary storage.

Accordingly, a Certificate of Lawful Development should not be granted.

Recommendation

It is recommended that a Certificate of Lawful Development be refused on the basis that the applicant has not demonstrated, on the balance of probability, that the importation, deposit, reuse and recycling of waste material and the use of the land for storage purposes has taken place on land at Bolney Park Farm, Broxmead Lane, Bolney, for a period exceeding ten years (as set out in Appendix 1 of this report).

1. Introduction

- 1.1 An application for a Certificate of Lawful Development (CLD) has been submitted under Section 191 of the Town and Country Planning Act 1990

(the TCPA 1990) to determine the lawfulness of an existing use of land at Bolney Park Farm, east of the A23 in Bolney, Mid Sussex.

- 1.2 The Certificate is sought for the importation, deposit, re-use and recycling of waste material and the use of the land for storage purposes. The applicant contends that the use has become lawful through the passage of time, that is, it has taken place for a continuous period in excess of ten years (and so is immune from enforcement).

2. **Site and Description**

- 2.1 The application site comprises a 5.3 hectares parcel of land located on former farmland to the rear (east) of a permitted dwelling at Dan Tree Farm (see **Appendix 2: Site Location Plan**; and **Appendix 3: Site Boundary Plan**). The site shares an access directly to/from the A23 with Dan Tree Farm, although this is excluded from the site boundary. The site is some 220m east of the A23 near the Bolney junction.
- 2.2 The site falls entirely within the High Weald Area of Outstanding Natural Beauty (AONB). It is not within an area at increased risk of flooding, and is not subject to any ecological or historic designations.
- 2.3 To the north of the site is mature, semi-natural ancient woodland (Seven Acre Hanger), which is also a Site of Nature Conservation Interest (SNCI).
- 2.4 To the south and east is farmland forming part of Park Farm, which includes an equine operation to the south-west.

3. **Relevant Planning History**

- 3.1 There is no planning history relating to the application site. However, the access used to link the site to the A23 and the adjacent sites have planning permissions and history that are relevant considerations.
- 3.2 On land immediately south of the site, planning permission was granted in 2012 allowing the importation of some 76,500 cubic metres of inert waste to create a bund along the A23 (ref. WSC/077/11/BK). The access used for that development is the access to the application site. The construction of the bunds has been completed, with only their landscaping remaining outstanding.
- 3.3 The site access and land immediately west of the site has planning permission for a dwelling (Mid Sussex District Council (MSDC) ref. DM/15/1971). Although this permission has been implemented, the dwelling has not yet been constructed.
- 3.4 More recently, planning permission was refused by the County Council for bunds to be created around the dwelling through the importation of some 45,000 tonnes of inert waste (ref. WSCC/050/18/BK).

4. **The Proposal**

- 4.1 Although the historic use of the land is agriculture, the applicant is seeking a CLD for an existing use, namely the *"importation, deposit, re-use and recycling of waste material, and the use of land for storage purposes"*. Accordingly, the applicant has to demonstrate that the site has been used for this purpose for a continuous period in excess of ten years.
- 4.2 A covering letter submitted with the application states that the site has been in continuous waste use since 2007, although the applicants have had an interest in the land since 2006 and operated from the site prior to that, from at least 2004.
- 4.3 Aerial photographs from various years have been provided with the application (see **Appendix 4: Aerial Photographs from Applicant**), which the applicant states show:
- 2007: container, general storage and material piles;
 - 2012: material storage;
 - 2018: material storage.
- 4.4 The applicant states that the material shown was screened and reused in their operations.
- 4.5 Other documents have also been provided namely:
- Documents from Finning UK & Ireland Ltd.: Six 'daily service reports' relating to field repairs at Bolney dated 2004; and an email stating that since 2006, they have *"carried out warranty and general repairs to their concrete crushing and screening equipment and repairs to their excavators, loading shovels and dozers."*
 - A letter from Pirtek confirming that they *"have been continuously carrying out onsite repairs for plant and auxiliary equipment for the past 10 years"*, with works orders confirming plant repairs, albeit with records only dating from 2014.
 - An invoice from Bolney Park Farm dated 2 May 2007 relating to *"storage advance payment"* and *"planings aggregate and machinery"*.

5. **Legal Context**

- 5.1 The purpose of a CLD under Section 191 of the TCPA 1990 is to establish whether the use or development described in it, on the land it describes, is lawful in planning terms and thereby immune from enforcement action. Development is lawful if, or to the extent that, any of the following apply:
- (a) the activity does not constitute 'development' subject to planning control; or
 - (b) the development has been granted express planning permission; or
 - (c) the development is lawful through the passage of time (due to the four or ten year rule) and it is not subject to an extant enforcement notice.

- 5.2 In this case, the CLD is sought under criterion (c) on the basis that the time for enforcement action has expired. Under Section 171B of the TCPA 1990, no enforcement action may be taken, in relation to the change of use of land, after the end of a period of ten years beginning with the date of the breach.
- 5.3 Therefore, consideration of the application is entirely based on the length of time over which the use has taken place. The existing and potential impacts of the development cannot be taken into account. Similarly, national and local planning policy and guidance is not material and it must not be considered in assessing the application. The only matter under consideration is whether or not development is lawful.
- 5.4 For the CLD to be issued, the onus is on the applicant to supply sufficient evidence to show that, on the balance of probability, the identified use has been continuous for a period of ten years.
- 5.5 Planning Practice Guidance (PPG): 'Lawful Development Certificates' states:
- "In the case of applications for existing use, if a local planning authority has no evidence itself, nor any from others, to contradict or otherwise make the applicant's version of events less than probable, there is no good reason to refuse the application, provided the applicant's evidence alone is sufficiently precise and unambiguous to justify the grant of a certificate on the balance of probability."*
- 5.6 If granted, a CLD must precisely set out what is permitted and any limitations. Without precision, there is a risk of further disagreement as to the scope of the lawful development. The PPG states that any certificate must be precise "so there is no room for doubt about what was lawful at a particular date, as any subsequent change may be assessed against it."
- 5.7 A CLD remains effective in respect of the use or development described in it on the land it describes, as long as there is no subsequent material change in the circumstances.

6. **Environmental Impact Assessment (EIA)**

- 6.1 The nature of a Certificate of Lawfulness application is that it seeks to establish what development can lawfully take place. Therefore, the use does not constitute EIA development as defined by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

7. **County Council Evidence**

- 7.1 County Council officers have evidence about the use of the site based on visits to the site since 2014.
- 7.2 Officers first visited the application site on 18 February 2014 because it was being used as a construction compound by the applicant in relation to

creating the bund being created on land to the south (at Park Farm under planning permission ref. WSCC/77/11/BK). The site is referred to in officer notes from 2014 as a 'hardcore area' enclosed with trees to the west and an earth bund to the east.

- 7.3 Officer notes state that the site is "*littered with old portable office accommodation, drainage pipes, fuel containers, and approximately 30 6 yard skips. At the far point of the site there is a considerable pile of construction and demolition waste which appear [sic] to be part bladed into the ground extending the area out into the field. I asked NP [Nick Page, PJ Brown Ltd.] the reason for the waste pile, which he said was for constructing tracks within the planning permission area*" [i.e. the Park Farm bund site]. (see **Appendix 5: WSCC Site Photographs from 18 February 2014**).
- 7.4 Therefore, this suggests that the site was being used in early 2014 as a construction compound for works being undertaken to the south, namely creating the bund west of Park Farm and associated tracks. Some waste deposit was likely taking place for the purpose of extending the compound into surrounding land.
- 7.5 Photographs of the site from 4 March 2014 (see **Appendix 6: WSCC Site Photographs from 4 March 2014**) show similar, with stacks of skips and heras fencing, with other material such as tyres, drainage pipes, sheets of metal and storage containers.
- 7.6 Notes and photographs from a visit on 22 January 2015 confirm that the site was now unsealed, and that it contained road planings and broken bricks which the operator confirmed were to be used for the creation of tracks within the site. The site contained several storage containers and drainage pipes, as well as stockpiles of material (see **Appendix 7: WSCC Site Photographs from 22 January 2015**).
- 7.7 The application site was again visited on 17 July 2015 when notes refer to the site containing portacabins, new palleted bricks/blocks and other building materials; skips (several containing road salt); pieces of plant; a power screener and shovel; and stockpiles of inert, screened material (see **Appendix 8: WSCC Site Photographs from 17 July 2015**). The photographs suggest that the site remained in storage use, with no evidence of waste being processed.
- 7.8 Officer notes from a site visit on 8 October 2018 quote a representative of the applicant stating that "*the crusher and screener observed previously had been moved to another site, and that previously they were in this location for storage purposes*". During that visit, the site contained plant, skips, storage containers and stockpiles of crushed brick and aggregate (see **Appendix 9: WSCC Site Photographs from 8 October 2018**). It was also noted that there was a pair of new soil bunds along the north of the compound, which the representative confirmed had been created from imported, screened material (southern bund) and site-derived material (northern bund).

- 7.9 Officer notes from a site visit on 3 January 2019 state that a wheelwash had been installed, and that the site contained stockpiles of construction waste, skips with waste metal and wood waste, and various containers, as well as two screeners, although they were in such close proximity that they could not be used for processing waste (see **Appendix 10: WSCC Site Photographs from 3 January 2019**).

8. Consultations

- 7.1 There is no statutory or third party consultation in relation to Certificate of Lawfulness applications, as planning considerations and the impacts of development are not a relevant consideration.
- 7.2 However, PPG: Lawful Development Certificates advises that it may be reasonable for a local planning authority to seek evidence from these sources if there is good reason to believe they may possess relevant information about the content of the specific application - while stressing that views expressed by third parties on the planning merits of the case are irrelevant when determining the application.
- 7.3 The following organisations were notified about the application and invited to submit evidence.
- 7.4 **Environment Agency:** note observations from visiting the site between 2013 and 2018 that it has been in use as a construction storage area, in their opinion an 'overflow' for the applicant. Large quantities of material imported in 2014 but subsequently removed. Rarely witnessed anyone working in the storage area, or any waste activity other than the temporary and occasional storage of materials.
- 7.5 **Mid Sussex District Council Planning:** note several residential permissions relating to land at Dan Tree Farm to west; as well as:

01/01232/AGRDET Agricultural determination application for the infilling of the old bomb crater, levelling and re-seeding of area; easing of the slope of the field, and banking and planting of the lower slope. Approved July 2001. [relates to land to the north of the application site]"

Enforcement cases were also listed:

EF/88/0308 - Material change of use of land to a mixed use for the purpose of agriculture and the storage and manufacture/alteration of window frames ("the Development"). - Appeared a Notice was issued and then complied with. Closed in 1989.

EF/14/0238 - Change of use to construction compound with the crushing of waste. Was referred to WSCC as a waste matter.

Site notes from 4 March 2014 state Bob Penticost from PJ Brown Ltd.'s confirmed area was used for "contracting equipment, materials storage, generators and portable officers which come and go as the

business requires. None of the activities constituted waste development."

EF/18/0446 – COU to waste transfer – Was also referred to WSCC as a waste matter and it's this complaint which has led to the LDC you're now considering."

7.6 Mid Sussex District Council Environmental Health:

"In August 2002 we received a complaint that 60 to 100 lorries per day were visiting the site (Bolney Park Farm) causing noise and dust issues. Database entries state that a contractor, SE Tipping Ltd, were tipping spoil at the site of Browns Ltd. We checked with J Charlton of the EA who advised site was registered as exempt from waste licensing as only inert earth being tipped.

In December 2002 we received a similar complaint and our officer visited and saw several lorries visiting the site from SE Tipping Ltd.

In May 2004 there was a further complaint. Complainant was advised to contact WSCC Planning re enforcement of conditions. EA had visited site and were happy with the conditions.

There was another complaint in 2005, but no further complaints after this."

7.7 Bolney Parish Council: verbally advised they have no information to add.

7.8 WSCC Local Member Cllr Joy Dennis: no comment received.

8. Representations

8.1 Although there is no statutory requirement to undertake any consultation on this type of applications, neighbours in close proximity to the site were notified about the application and asked for any evidence they had relating to the use. In response, the following comments were received:

- Acknowledge the site has been in use for a number of years, but recent change and additional activity of waste handling, treatment, burning of non-aggregate by-products and onward distribution of aggregates (i.e. building waste treatment).
- Noted moved to area in July 2012; in recent years, they have noticed noise, smells and deterioration in the clean air as a result of site operations.
- Note activity not in operation in February 2013 (based on noise and smoke emissions more recently experienced).

9. Consideration of Key Issues

9.1 The only issue in determining this application is whether the applicant has demonstrated that the use of the site for the importation, deposit, re-use and recycling of waste material and storage has been undertaken for a

continuous period of ten years, and is thereby lawful due to the passage of time.

- 9.2 If the County Council has no evidence to contradict the applicant's version of events, and provided the evidence provided by the applicant is sufficiently precise and unambiguous, the application must be approved.
- 9.3 As noted above, it is the applicant's contention that the site has been used for a number of operations (namely waste importation, deposit, re-use and recycling, as well as storage) for a period of ten years (i.e. from at least October 2009 to October 2019). Effectively, the applicant needs to show that the site has been in this specific mix of uses for more than ten years.
- 9.4 The following considers the evidence provided by the applicant, and the Council's own evidence, to establish whether this is likely, on the balance of probability, to be the case.
- 9.5 There is no definitive information to indicate what the site was used for between 2009 (the beginning of the ten year period) and 2012. The applicant has submitted evidence from a business confirming that they carried out repairs of plant on the site since 2006, and an aerial photograph from 2007 (see **Appendix 4: Aerial Photographs from Applicant**) shows a small area along the western boundary of the site containing containers.
- 9.6 It is not considered that this is conclusive evidence that the site was in waste use at this time (2007). Although plant repair may have been undertaken on site, this could relate to the use of the site as a depot for the storage of plant by the operator, and is not necessarily conclusive proof that the site was used for waste importation/deposit/reuse/recycling.
- 9.7 The submitted invoice from Bolney Park Farm from 2007 relating to storage of 'planings, aggregate and machinery' is evident from later site visits where material and plant was seen to be stored on site. However, this does not necessarily lead to the conclusion that the site was in a waste processing use. Furthermore, the 2007 aerial photograph does not support the applicant's contention.
- 9.8 The 2012 aerial photograph is the first evidence that shows the site in use for storage of some nature, with stacks of blocks or similar evident along the western and eastern boundary, and portacabins or containers in the eastern part of the site (see **Appendix 12: Aerial Photographs 2005 - 2018**). However, it is not clear from these photographs that any sort of waste processing is taking place. No waste processing or screening equipment can be seen, and no open stockpiles of material are visible, as would usually be the case with such sites, and is the case today. Even if the material was sorted or screened by hand, there would be an area for depositing waste brought to the site, and a pile of sorted material.
- 9.9 From 2014 onwards, WSCC officers visited the site, taking notes and photographs of the site. It is considered that these details, particularly when combined with aerial photographs, provide conclusive evidence that the site has not been in a single use for the period from 2014 to 2019.

- 9.10 When officers visited the site in February and March 2014, they considered that it was in use as a construction compound used for the storage of plant and materials used by the site to the south, rather than a waste site. This view is borne out in photographs of the site from that time, and was confirmed verbally on site by the operator, adding weight to that conclusion.
- 9.11 Therefore, although it is likely that waste was being imported to the site in 2014, and that the site was in use for storage, there is no evidence that the waste was being re-used or recycled on the site at that time. Therefore, it is concluded that the site was in use for the storage of plant and materials, with an ancillary waste use including deposit and management.
- 9.12 It is evident that the use of the site had changed by 2018, by which time there were stockpiles of sorted aggregate and recycled construction material on the site, indicating that a waste importation and sorting activity was taking place, and waste had been deposited to create new bunds on the site. By 2019, a wheel wash had been installed, and separated piles of construction waste were evident, with skips containing non-inert waste on site.
- 9.13 On this basis, it is concluded that the site is now in waste use, involving the re-use and recycling of waste material, with an ancillary use for the storage of plant and equipment, albeit related to the waste operation. However, it is not considered that the site has been in a single, uninterrupted use for a period of ten years.
- 9.14 Further, none of the aerial photographs, until 2018, indicate that the entire site is in non-agricultural use. The aerial photographs from 2007, 2012, and 2015 all show land to the north, east, and south of the site retained as part of the surrounding agricultural landholding. Therefore, it cannot be concluded that the application site (see **Appendix 3: Site Boundary**) has been in a single use for a period of ten years because it has, in part, also remained in agricultural use.

10. **Overall Conclusion and Recommendation**

- 10.1 The applicant has failed to prove, on the balance of probability, that the use of the application site for the importation, deposit, re-use and recycling of waste material and use of the land for storage purposes, is lawful due to the passage of time. Based on aerial photographs and information from the applicant, parts of the site appear to have been in use as a depot from 2007, although this is not conclusive.
- 10.2 From 2012, the site appears, from aerial photographs, to have been in storage use but not in use for waste processing. When officers visited the site in 2014, it was in use as a construction compound, albeit with an ancillary waste use through the creation of bunds and storage of road planings and bricks. When officers visited the site in 2018, it had clearly changed to primarily being in waste use, with recycled construction material stockpiled on the site, and new bunds having been created.

- 10.3 Further, none of the aerial photographs, until 2018, indicate that the entire site is in non-agricultural use. The aerial photographs from 2007, 2012, and 2015 all show land to the north, east, and south of the site retained as part of the surrounding agricultural landholding. On this basis, it cannot be concluded that the application site has been in a single use for a period of ten years because it has, in part, also remained in agricultural use
- 10.4 On this basis, it is considered that the site has not been in any continual use for a period of ten years. Evidence from 2012 confirms that the site was in storage use, with ancillary waste use, with part of the site remaining in agricultural use. Evidence from 2018 confirms that the site is now in waste use, with some elements of ancillary storage.
- 10.5 Accordingly, a Certificate of Lawful Development should not be granted for the importation, deposit, re-use and recycling of waste material and use of land for storage purposes.
- 10.6 It is **recommended**, therefore, that a Certificate of Lawful Development be refused for the reasons set out in Appendix 1 of this report.

11 **Equality Duty**

- 11.1 The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act 2010. Officers considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics.

12 **Risk Management Implications**

- 12.1 The statutory framework covering 'lawfulness' for lawful development certificates is set out in the 1990 Act. Any decision that is not taken in accordance with the statutory requirements could be susceptible to an application for Judicial Review.

13 **Crime and Disorder Act Implications**

- 13.1 This decision has no implications in relation to crime and disorder.

14 **Human Rights Act Implications**

- 14.1 The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.

- 14.2 For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.
- 14.3 The Committee should also be aware of Article 6, the focus of which (for the purpose of this committee) is the determination of an individual's civil rights and obligations. Article 6 provides that in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

Michael Elkington
Head of Planning Services

Background Papers

As set out in Section 5.

List of Appendices

Appendix 1: Draft Refusal of Certificate of Lawful Development
Appendix 2: Site Location Plan
Appendix 3: Site Boundary Plan
Appendix 4: Aerial Photographs from Applicant
Appendix 5: WSCC Site Photographs from 18 February 2014
Appendix 6: WSCC Site Photographs from 4 March 2014
Appendix 7: WSCC Site Photographs from 22 January 2015
Appendix 8: WSCC Site Photographs from 17 July 2015
Appendix 9: WSCC Site Photographs from 8 October 2018
Appendix 10: WSCC Site Photographs from 3 January 2019
Appendix 11: WSCC Site Photographs from 18 February 2014
Appendix 12: Aerial Photographs 2005 - 2018

Contact: Jane Moseley, ext. 26948

Appendix 1 – Draft Refusal of Certificate of Lawful Development

West Sussex County Council is not satisfied that on 30 September 2019 the use described in the First Schedule in respect of the land specified in the Second Schedule to this certificate and edged in red on the plan attached to this certificate, was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended) for the following reason:

- 1) On the basis of the evidence submitted with the application, the Council is not satisfied, on the balance of probabilities, that the use has taken place for ten (10) years prior to the County Council receiving application reference WSCC/070/19.

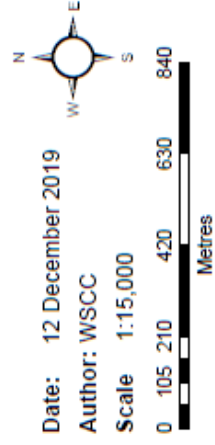
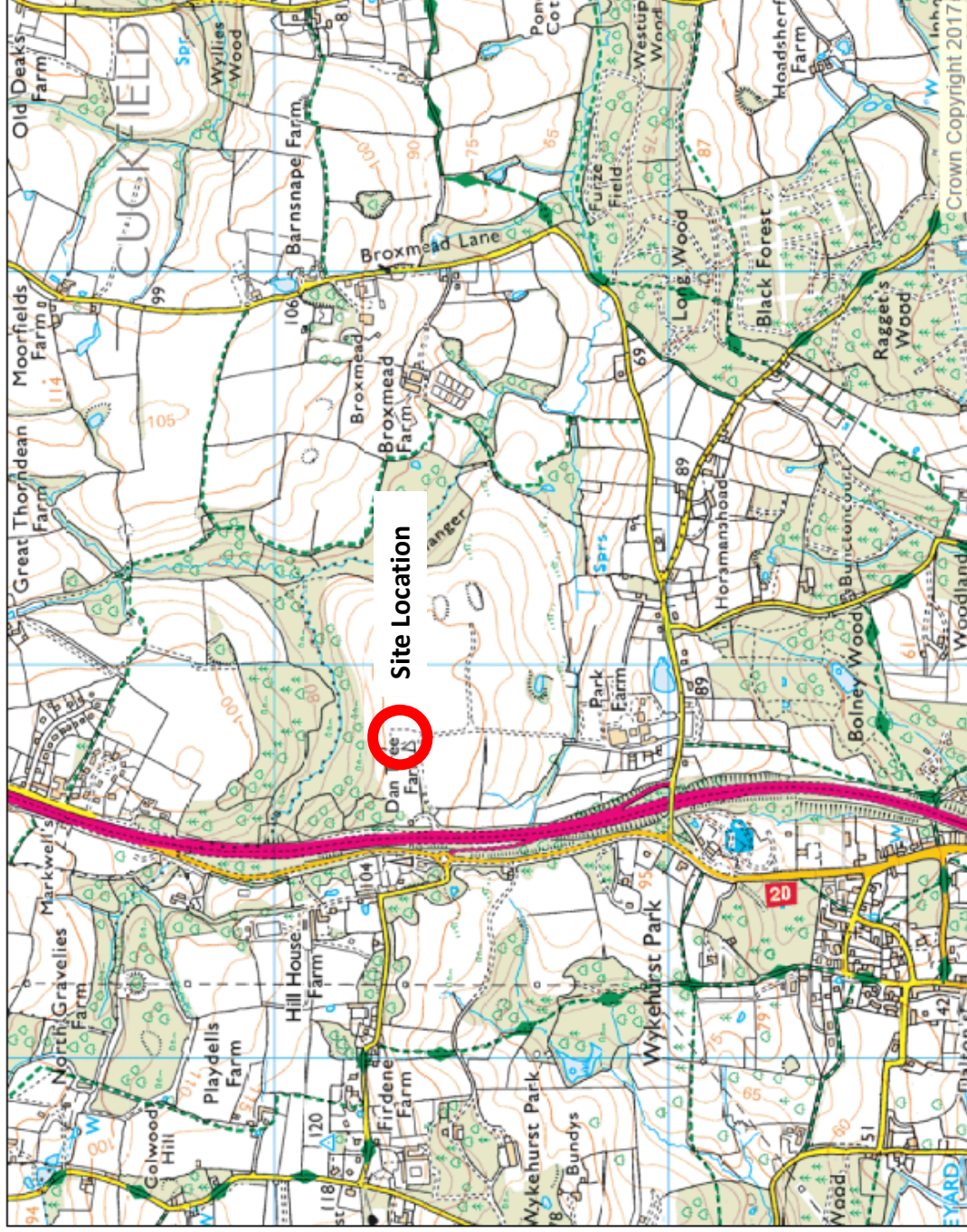
First Schedule

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Second Schedule

Land at Bolney Park Farm, Broxmead Lane, Bolney RH17 5RJ

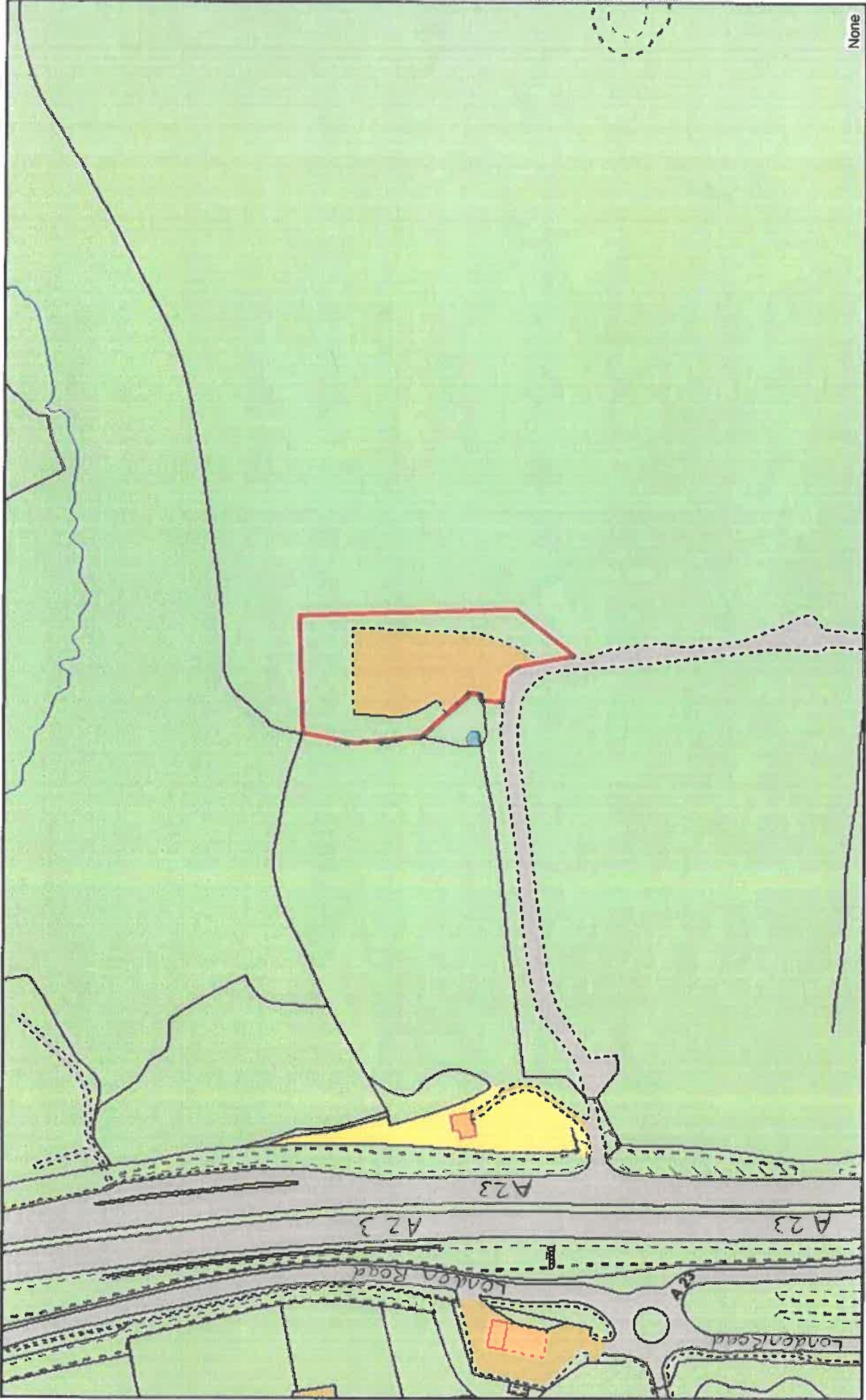
Site Location Plan



Date: 12 December 2019
 Author: WSCC
 Scale 1:15,000

Map Notes

Crown Copyright. All rights reserved.
 West Sussex County Council
 100023447 (2017)



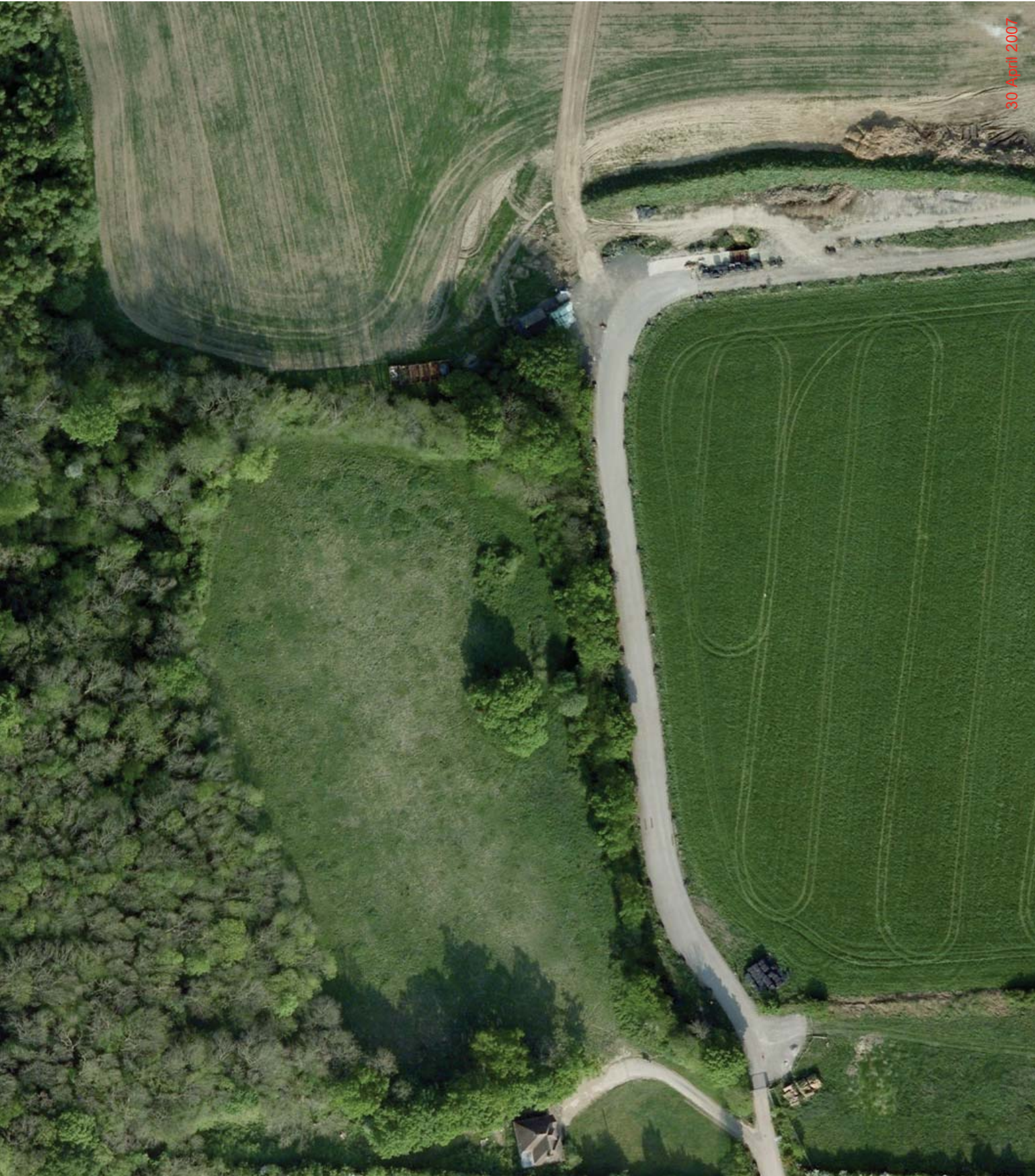
None



1:2,500

PJ Brown Yard, Park Farm, Bolney

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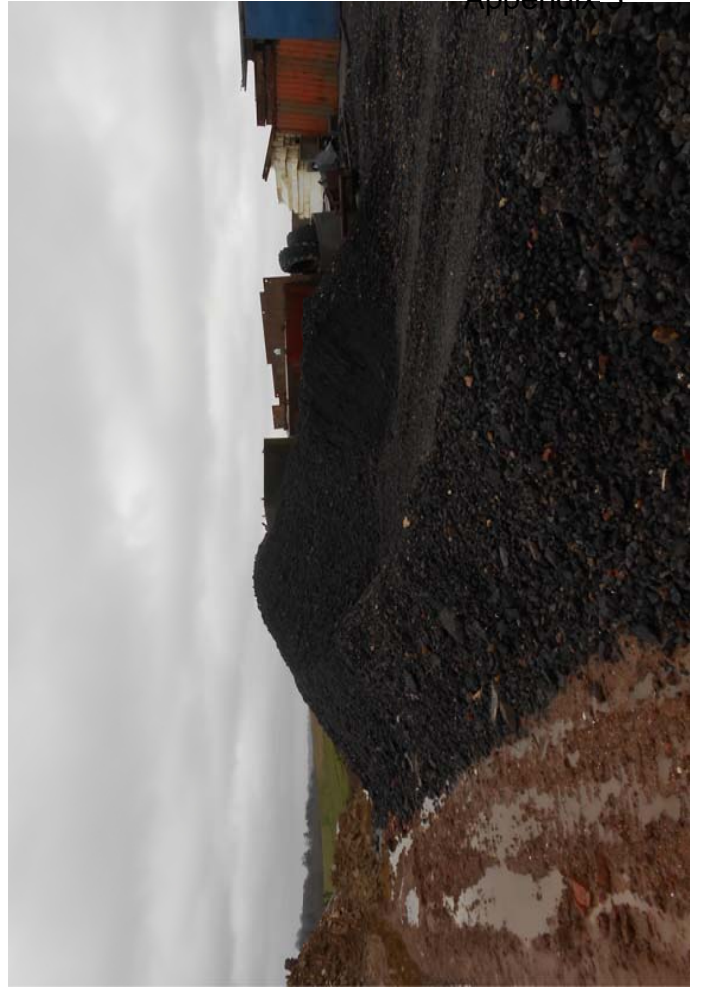
30 April 2007



13 September 2012



14 May 2018





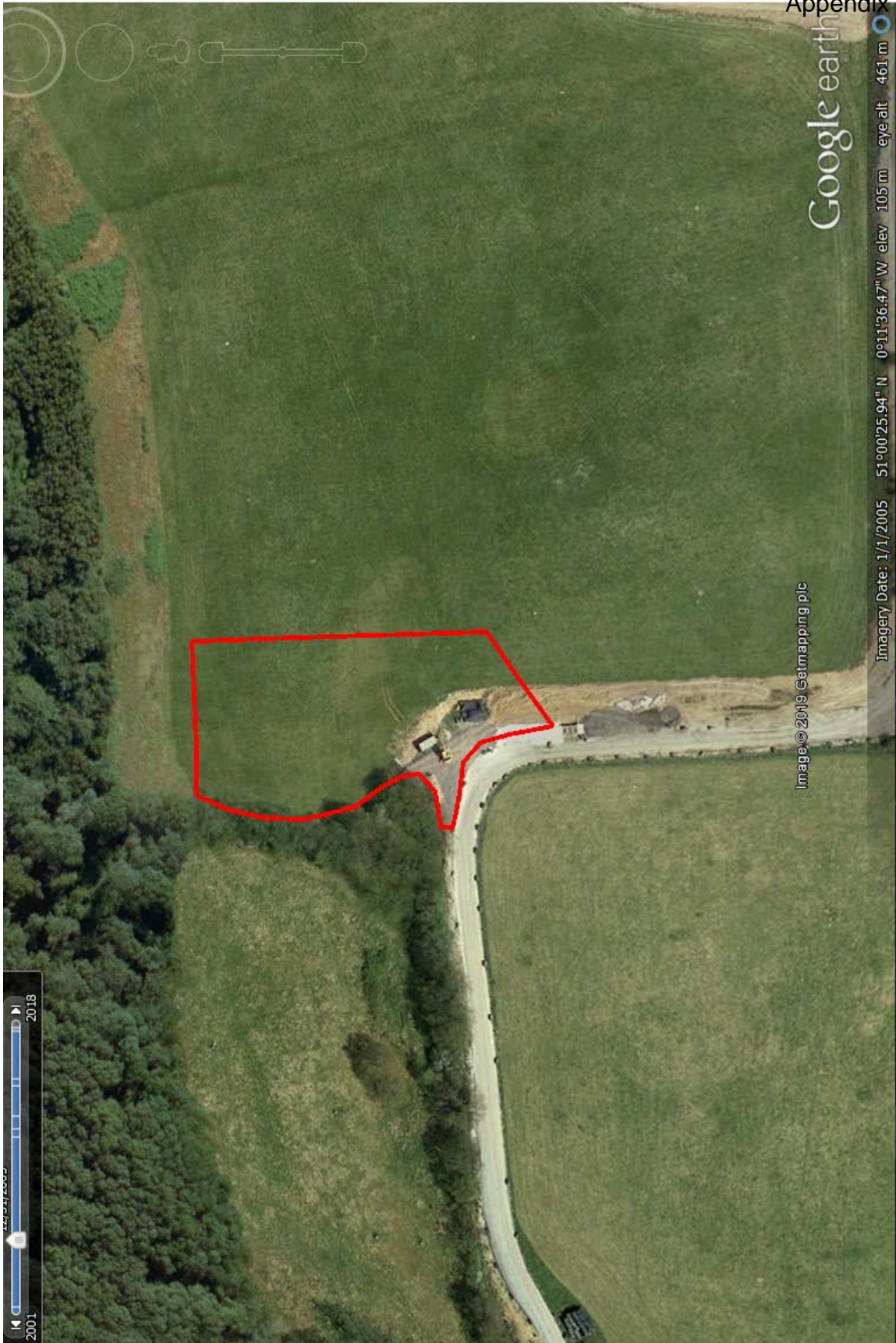




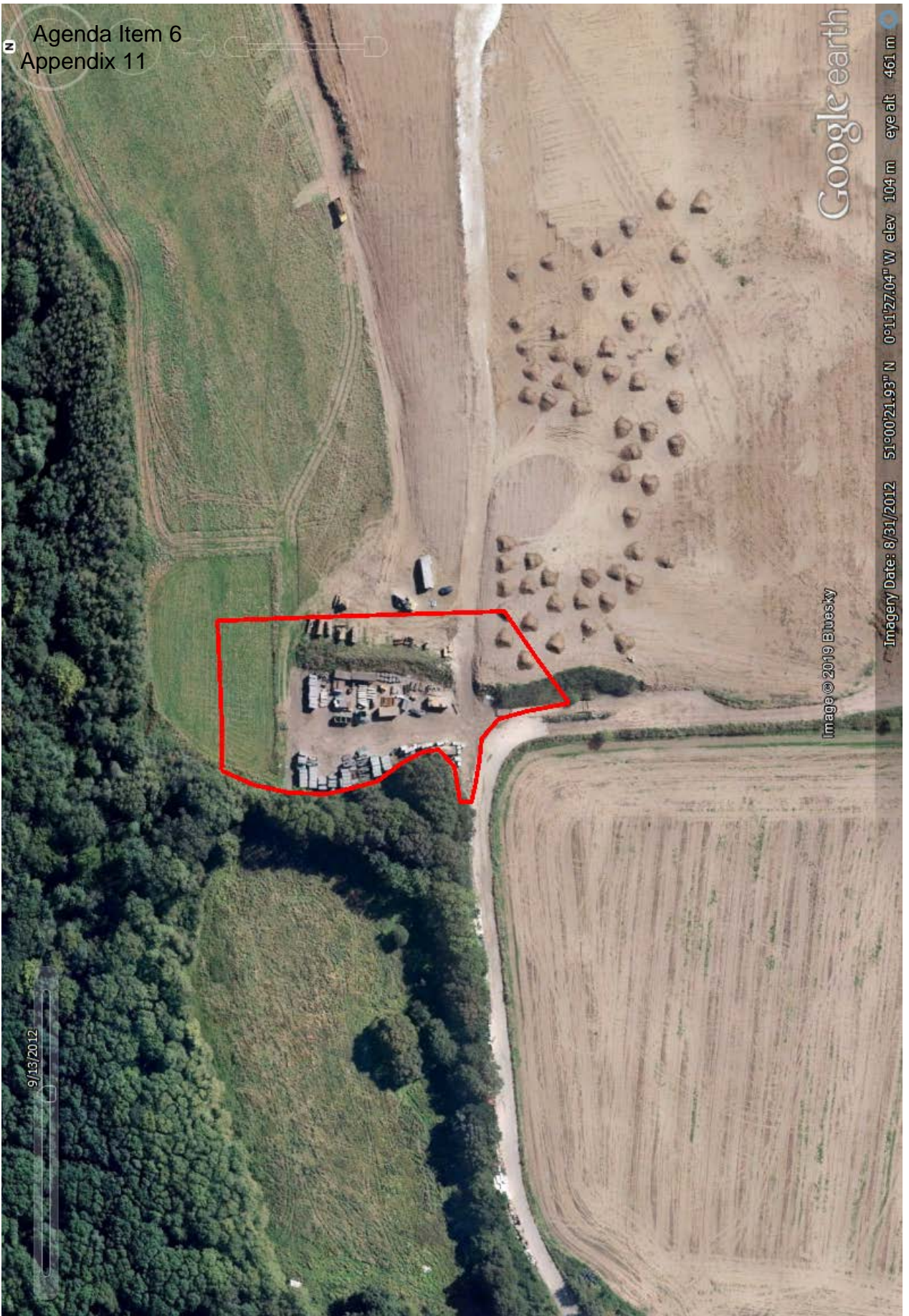




1 January 2005



31 August 2012



Agenda Item 6
Appendix 11

9/13/2012

Google earth

Image © 2019 Bluesky

Imagery Date: 8/31/2012 51°00'21.93" N 0°11'27.04" W elev 104 m eye alt 461 m

10 September 2015



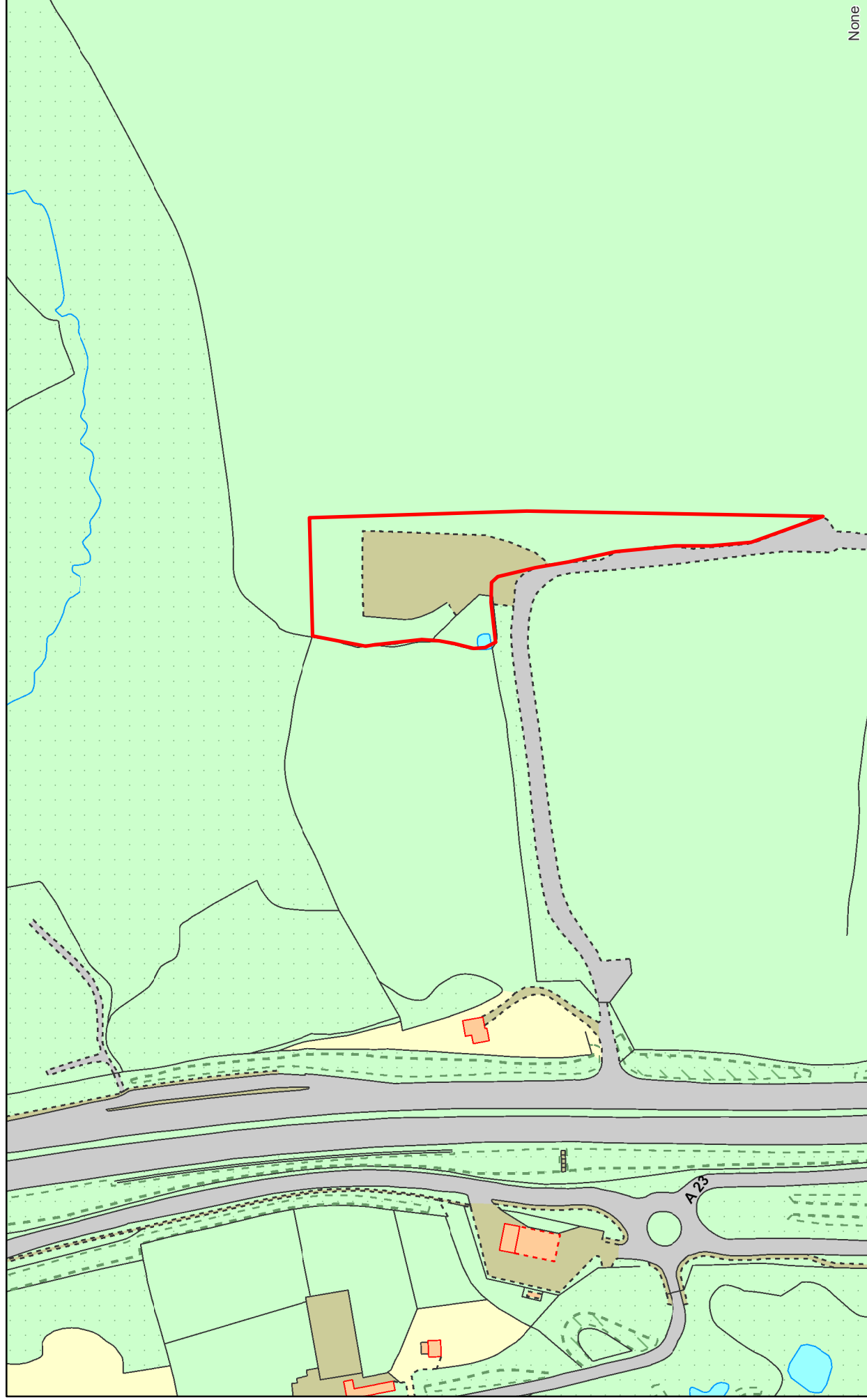
10 October 2018

Agenda Item 6
Appendix 11



WSCD038

DTF037 Amended Enforcement Notice Plan



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PJ Brown Hard, land east of Dan Tree Farm,
off A23, Bolney
1:2,500



WSCD039

Company Registration No. 02743978 (England and Wales)

P.J. BROWN (CONSTRUCTION) LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018

P.J. BROWN (CONSTRUCTION) LIMITED

COMPANY INFORMATION

Directors Mr P J Brown
Mr M T P McGovern

Company number 02743978

Registered office Burlands
Charlwood Road
Ifield Wood
Crawley
West Sussex
RH11 0JZ

Auditor MHA Carpenter Box
2 Peveril Court
6-8 London Road
Crawley
West Sussex
RH10 8JE

Business address Burlands
Charlwood Road
Ifield Wood
Crawley
West Sussex
RH11 0JZ

P.J. BROWN (CONSTRUCTION) LIMITED

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P.J. BROWN (CONSTRUCTION) LIMITED

STRATEGIC REPORT

FOR THE YEAR ENDED 31 DECEMBER 2018

The directors present the strategic report for the year ended 31 December 2018.

Fair review of the business

The board is pleased to report an increase in the company's revenue from £47.2m in 2017 to £55.1m in 2018. The gross profit margin level has decreased slightly, but is in line with management expectations.

The net profit for the year is in line with the board's expectations following good operating performances in both the haulage and plant hire division and the ground works division.

The company continues to win new contracts with major national house builders. The positive performance and current success is expected to continue with consolidation of the increased growth forecast for the future.

Key performance indicators

The company tracks its performance against a number of key performance indicators which are aligned to the strategic vision. The key financial performance indicators are revenue and gross profit. There are also several key internal drivers such as growth in the groundwork division and the utilisation of plant hire in the haulage division.

When compared to the previous year, revenue increased by 16.7%. This was in line with expectations.

The company continued to increase emphasis on safety in the year, with no reportable accidents and good management of minor first aid incidents. Environmental performance continues to be at the forefront of the company and the directors continue to improve the environmental impact through the use of modern low emission vehicles.

Risks and uncertainties

The nature of the industry that the company operates in means that it is subject to uncertainties and inherent risks. The board continues to implement strategies in order to effectively manage all risks that may impact the company and to mitigate any potential exposure.

The following are the principal risks and uncertainties that the company faces:

1. Negative industry conditions and uncertainty over Brexit

There is a significant amount of uncertainty over what impact Brexit will have on the industry and the market that the company operates in.

The board mitigates this risk by way of continual review and improvement in cost management, efficiency, credit control and cash flow forecasting. This ensures that if the industry conditions change significantly the company is prepared and can act accordingly.

2. Liquidity and cash flow

The company is party to construction contracts that involve significant levels of cash expenditure in the earlier stages of the contract.

The board operates a range of policies to ensure there is sufficient liquidity and cash to meet its liabilities. Regular cash flow forecasts are prepared to ensure the company is able to pay its debts as they fall due.

P.J. BROWN (CONSTRUCTION) LIMITED

STRATEGIC REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2018

3. Credit

The company provides customers with services on credit and is therefore at risk of customers not paying.

The board operates a number of policies and procedures designed to mitigate credit risk. In particular, before entering into a transaction with a customer a detailed credit review is undertaken to determine whether or not, in the opinion of the directors, the customer has the ability to meet its debts as they fall due.

4. Changes in laws and regulations

The company is subject to a significant amount of laws and regulatory requirements as a result of the operations that they undertake. Any non-compliance with laws or regulations could have a significant financial or reputational impact on the company.

The board mitigates this risk by monitoring changes and developments in legal and regulatory requirements. The company ensures that all subcontractors and employees are compliant with the necessary laws and regulations.

5. Health & safety

The inherent nature of the company's operational activities mean that hazards and accidents could occur.

The board provides training to employees and implements detailed policies and procedures that must be adhered to by employees and subcontractors to mitigate this risk.
On behalf of the board

Mr P J Brown
Director
25 September 2019

P.J. BROWN (CONSTRUCTION) LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2018

The directors present their annual report and financial statements for the year ended 31 December 2018.

Principal activities

The principal activities of the company continued to be that of civil engineering and haulage.

Directors

The directors who held office during the year and up to the date of signature of the financial statements were as follows:

Mr P J Brown

Mr B King

(Resigned 1 July 2019)

Mr M T P McGovern

Results and dividends

The results for the year are set out on page 7.

No ordinary dividends were paid. The directors do not recommend payment of a final dividend.

Future developments

The directors believe that there are currently no major future developments requiring disclosure.

Auditor

The auditor, MHA Carpenter Box, is deemed to be reappointed under section 487(2) of the Companies Act 2006.

Strategic report

The company has chosen in accordance with Companies Act 2006, s. 414C(11) to set out in the company's strategic report information required by Large and Medium-sized Companies and Groups (Accounts and Reports) Regulations 2008, Sch. 7 to be contained in the directors' report. It has done so in respect of risks and uncertainties.

Statement of disclosure to auditor

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information of which the company's auditor is unaware. Additionally, the directors individually have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditor is aware of that information.

On behalf of the board

Mr P J Brown

Director

25 September 2019

P.J. BROWN (CONSTRUCTION) LIMITED

DIRECTORS' RESPONSIBILITIES STATEMENT

FOR THE YEAR ENDED 31 DECEMBER 2018

The directors are responsible for preparing the annual report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

P.J. BROWN (CONSTRUCTION) LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF P.J. BROWN (CONSTRUCTION) LIMITED

Opinion

We have audited the financial statements of P.J. Brown (Construction) Limited (the 'company') for the year ended 31 December 2018 which comprise the statement of comprehensive income, the statement of financial position, the statement of changes in equity and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2018 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of our audit:

- the information given in the strategic report and the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the directors' report have been prepared in accordance with applicable legal requirements.

P.J. BROWN (CONSTRUCTION) LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF P.J. BROWN (CONSTRUCTION) LIMITED

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the strategic report and the directors' report.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <http://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Use of our report

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members, as a body, for our audit work, for this report, or for the opinions we have formed.

Peter Reading FCCA (Senior Statutory Auditor)
for and on behalf of MHA Carpenter Box
Chartered Accountants
Statutory Auditor
Crawley

25 September 2019

MHA Carpenter Box is a trading name of Carpenter Box Limited

P.J. BROWN (CONSTRUCTION) LIMITED

STATEMENT OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31 DECEMBER 2018

	Notes	2018 £	2017 £
Revenue	3	55,056,868	47,180,478
Cost of sales		(51,609,563)	(43,715,063)
Gross profit		<u>3,447,305</u>	<u>3,465,415</u>
Administrative expenses		(2,611,316)	(1,777,866)
Operating profit	4	<u>835,989</u>	<u>1,687,549</u>
Investment income	8	184	32
Finance costs	9	(41,933)	(26,023)
Profit before taxation		<u>794,240</u>	<u>1,661,558</u>
Tax on profit	10	(122,643)	(317,163)
Profit for the financial year		<u><u>671,597</u></u>	<u><u>1,344,395</u></u>

The statement of comprehensive income has been prepared on the basis that all operations are continuing operations.

P.J. BROWN (CONSTRUCTION) LIMITED

STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2018

	Notes	2018		2017	
		£	£	£	£
Non-current assets					
Property, plant and equipment	12		2,826,942		1,770,028
Current assets					
Trade and other receivables	14	11,659,360		9,669,840	
Cash and cash equivalents		582,813		379,138	
		<u>12,242,173</u>		<u>10,048,978</u>	
Current liabilities	15	<u>(9,915,901)</u>		<u>(7,656,492)</u>	
Net current assets			2,326,272		2,392,486
Total assets less current liabilities			<u>5,153,214</u>		<u>4,162,514</u>
Non-current liabilities	16		(790,907)		(463,704)
Provisions for liabilities	19		(62,900)		(71,000)
Net assets			<u>4,299,407</u>		<u>3,627,810</u>
Equity					
Called up share capital	22		2		2
Retained earnings			4,299,405		3,627,808
Total equity			<u>4,299,407</u>		<u>3,627,810</u>

The financial statements were approved by the board of directors and authorised for issue on 25 September 2019 and are signed on its behalf by:

Mr P J Brown
Director

Company Registration No. 02743978

P.J. BROWN (CONSTRUCTION) LIMITED

STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 DECEMBER 2018

	Share capital	Retained earnings	Total
	£	£	£
Notes			
Balance at 1 January 2017	2	2,311,413	2,311,415
Year ended 31 December 2017:			
Profit and total comprehensive income for the year	-	1,344,395	1,344,395
Dividends	11	(28,000)	(28,000)
Balance at 31 December 2017	2	3,627,808	3,627,810
Year ended 31 December 2018:			
Profit and total comprehensive income for the year	-	671,597	671,597
Balance at 31 December 2018	2	4,299,405	4,299,407

P.J. BROWN (CONSTRUCTION) LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2018

1 Accounting policies

Company information

P.J. Brown (Construction) Limited is a private company limited by shares incorporated in England and Wales. The registered office is Burlands, Charlwood Road, Ifield Wood, Crawley, West Sussex, RH11 0JZ.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £1.

The financial statements have been prepared on the historical cost convention. The principal accounting policies adopted are set out below.

This company is a qualifying entity for the purposes of FRS 102, being a member of a group where the parent of that group prepares publicly available consolidated financial statements, including this company, which are intended to give a true and fair view of the assets, liabilities, financial position and profit or loss of the group. The company has therefore taken advantage of exemptions from the following disclosure requirements:

- Section 7 'Statement of Cash Flows' – Presentation of a statement of cash flow and related notes and disclosures;
- Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instrument Issues' – Carrying amounts, interest income/expense and net gains/losses for each category of financial instrument; basis of determining fair values; details of collateral, loan defaults or breaches, details of hedges, hedging fair value changes recognised in profit or loss and in other comprehensive income;
- Section 33 'Related Party Disclosures' – Compensation for key management personnel.

P.J. Brown (Construction) Limited is a wholly owned subsidiary of P.J. Brown (Civil Engineering) Limited and the results of P.J. Brown (Construction) Limited are included in the consolidated financial statements of P.J. Brown (Civil Engineering) Limited which are available from Companies House.

1.2 Going concern

At the time of approving the financial statements, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

P.J. BROWN (CONSTRUCTION) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2018

1 Accounting policies **(Continued)**

1.3 Revenue

Revenue is recognised to the extent that the company obtains the right to consideration in exchange for its performance. Revenue is measured at the fair value of the consideration received, excluding discounts, rebates, VAT and other sales taxes or duty.

The following criteria must also be met before revenue is recognised:

Long-term contract income

Revenue on construction contracts is recognised on delivery of construction services.

As detailed in note 1.6, profit on construction contracts is recognised when the final outcome of the contract can be estimated reliably. Reliable estimates are considered to be achievable when the construction contract has reached 50% of completion.

Contract retentions are recognised on completion of the respective contracts when there is reasonable certainty that they are recoverable.

Haulage income

Revenue from contracts for the provision of haulage services is recognised at the time the service is delivered, when the amount of revenue can be measured reliably, it is probable that the economic benefits associated with the transaction will flow to the entity and the costs incurred or to be incurred in respect of the transaction can be measured reliably.

1.4 Property, plant and equipment

Property, plant and equipment are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is provided at rates calculated to write off the cost or valuation of assets, less their estimated residual values, over their expected useful lives on the following bases:

Plant and machinery	Straight line basis over 6 years
Computer equipment	Straight line basis over 5 years
Motor vehicles	Straight line basis over 4-6 years

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

1.5 Impairment of non-current assets

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss.

P.J. BROWN (CONSTRUCTION) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2018

1 Accounting policies **(Continued)**

1.6 Construction contracts

Where the outcome of a construction contract can be estimated reliably, revenue and costs are recognised by reference to the stage of completion of the contract activity at the reporting end date. Variations in contract work, claims and incentive payments are included to the extent that the amount can be measured reliably and its receipt is considered probable.

When it is probable that total contract costs will exceed total contract turnover, the expected loss is recognised as an expense immediately.

Where the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred where it is probable that they will be recoverable. Contract costs are recognised as expenses in the period in which they are incurred. When costs incurred in securing a contract are recognised as an expense in the period in which they are incurred, they are not included in contract costs if the contract is obtained in a subsequent period.

The "percentage of completion method" is used to determine the appropriate amount to recognise in a given period. The stage of completion is measured by the proportion of contract costs incurred for work performed to date compared to the estimated total contract costs. Costs incurred in the year in connection with future activity on a contract are excluded from contract costs in determining the stage of completion. These costs are presented as stocks, prepayments or other assets depending on their nature, and provided it is probable they will be recovered.

1.7 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.8 Financial assets and liabilities

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Basic financial assets

Basic financial assets, which include trade and other receivables and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the company transfers the financial asset and substantially all the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

Classification of financial liabilities

Basic financial liabilities, including trade and other payables, bank loans and loans from fellow group companies are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

1.9 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

P.J. BROWN (CONSTRUCTION) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2018

1 Accounting policies **(Continued)**

1.10 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

The tax currently payable is based on taxable profit for the year.

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

1.11 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or non-current assets.

1.12 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

1.13 Leases

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessees. All other leases are classified as operating leases.

Assets held under finance leases are recognised as assets at the lower of the assets fair value at the date of inception and the present value of the minimum lease payments. The related liability is included in the statement of financial position as a finance lease obligation. Lease payments are treated as consisting of capital and interest elements. The interest is charged to profit or loss so as to produce a constant periodic rate of interest on the remaining balance of the liability.

2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

P.J. BROWN (CONSTRUCTION) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2018

2 Judgements and key sources of estimation uncertainty (Continued)

Key sources of estimation uncertainty

The estimates and assumptions which have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities are as follows.

Construction contract completion

The directors have made key assumptions in determining the percentage stage of completion of construction contracts, which are used to determine the amount of revenue and profit to recognise in relation to each contract, which are still ongoing at the end of the reporting period.

Stage of completion is determined by comparison between expected final positions and costs incurred to date. These expected final positions are reviewed regularly by the quantity surveyor or project manager and updated with current knowledge to ensure the stage of completion, and therefore the profit, recognised is accurate.

3 Revenue

An analysis of the company's revenue is as follows:

	2018	2017
	£	£
Revenue analysed by class of business		
Construction contracts	49,190,296	41,782,124
Rendering of haulage services	5,866,572	5,398,354
	<u>55,056,868</u>	<u>47,180,478</u>

The total turnover for the year has been derived from its principal activities wholly undertaken in the United Kingdom.

4 Operating profit

	2018	2017
	£	£
Operating profit for the year is stated after charging:		
Depreciation of owned property, plant and equipment	77,159	73,410
Depreciation of property, plant and equipment held under finance leases	495,513	373,949
	<u>572,672</u>	<u>447,359</u>

5 Auditor's remuneration

	2018	2017
	£	£
Fees payable to the company's auditor and associates:		
For audit services		
Audit of the financial statements of the company	22,000	21,500
Audit of the financial statements of the company's parent	2,000	2,000
	<u>24,000</u>	<u>23,500</u>

P.J. BROWN (CONSTRUCTION) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2018

6 Employees

The average monthly number of persons employed by the company during the year was:

	2018 Number	2017 Number
Drivers and construction staff	61	60
Administration staff	15	16
	<u>76</u>	<u>76</u>

Their aggregate remuneration comprised:

	2018 £	2017 £
Wages and salaries	2,955,752	2,663,557
Social security costs	321,095	286,218
Pension costs	75,000	78,000
	<u>3,351,847</u>	<u>3,027,775</u>

7 Directors' remuneration

	2018 £	2017 £
Remuneration for qualifying services	107,848	110,500
Company pension contributions to defined contribution schemes	2,629	884
	<u>110,477</u>	<u>111,384</u>

8 Investment income

	2018 £	2017 £
Interest income		
Interest on bank deposits	184	32
	<u>184</u>	<u>32</u>

9 Finance costs

	2018 £	2017 £
Interest on finance leases and hire purchase contracts	41,933	26,023
	<u>41,933</u>	<u>26,023</u>

P.J. BROWN (CONSTRUCTION) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2018

10 Taxation	2018 £	2017 £
Current tax		
UK corporation tax on profits for the current period	159,699	347,163
Adjustments in respect of prior periods	(2,956)	3,000
Total current tax	<u>156,743</u>	<u>350,163</u>
Deferred tax		
Origination and reversal of timing differences	(26,700)	(33,000)
Changes in tax rates	(7,400)	-
Total deferred tax	<u>(34,100)</u>	<u>(33,000)</u>
Total tax charge	<u>122,643</u>	<u>317,163</u>

During the comparative year the UK corporation tax rate reduced from 20% to 19% on 1 April 2017. The effective rate of corporation tax for that financial year was 19.25%.

The actual charge for the year can be reconciled to the expected charge for the year based on the profit or loss and the standard rate of tax as follows:

	2018 £	2017 £
Profit before taxation	<u>794,240</u>	<u>1,661,558</u>
Expected tax charge based on the standard rate of corporation tax in the UK of 19.00% (2017: 19.25%)	150,906	319,850
Tax effect of expenses that are not deductible in determining taxable profit	11,660	20,144
Group relief	(18,588)	(25,792)
Under/(over) provided in prior years	(2,956)	3,000
Effect of opening and closing deferred tax to the average rate	(3,024)	371
Effect of rounding on deferred tax provision	(535)	(410)
Effect of unrecognised deferred tax asset	(14,820)	-
Taxation charge for the year	<u>122,643</u>	<u>317,163</u>

11 Dividends	2018 £	2017 £
Final paid	<u>-</u>	<u>28,000</u>

P.J. BROWN (CONSTRUCTION) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2018

12 Property, plant and equipment	Plant and machinery £	Computer equipment £	Motor vehicles £	Total £
Cost				
At 1 January 2018	1,737,912	54,015	771,431	2,563,358
Additions	1,212,099	25,049	392,438	1,629,586
At 31 December 2018	<u>2,950,011</u>	<u>79,064</u>	<u>1,163,869</u>	<u>4,192,944</u>
Depreciation and impairment				
At 1 January 2018	527,366	7,076	258,888	793,330
Depreciation charged in the year	388,823	5,681	178,168	572,672
At 31 December 2018	<u>916,189</u>	<u>12,757</u>	<u>437,056</u>	<u>1,366,002</u>
Carrying amount				
At 31 December 2018	<u>2,033,822</u>	<u>66,307</u>	<u>726,813</u>	<u>2,826,942</u>
At 31 December 2017	<u>1,210,546</u>	<u>46,939</u>	<u>512,543</u>	<u>1,770,028</u>

The net carrying value of tangible fixed assets includes the following in respect of assets held under finance leases or hire purchase contracts.

	2018 £	2017 £
Plant and machinery	1,728,707	888,228
Motor vehicles	721,970	501,053
	<u>2,450,677</u>	<u>1,389,281</u>

13 Construction contracts	2018 £	2017 £
Contracts in progress at the reporting date		
Gross amounts owed by contract customers included in debtors	5,965,632	3,419,061
Advances received from customers for contract work amounted to £1,367,377 (2017 - £2,356,133).	<u>5,965,632</u>	<u>3,419,061</u>

P.J. BROWN (CONSTRUCTION) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2018

14 Trade and other receivables

	2018	2017
Amounts falling due within one year:	£	£
Trade receivables	1,153,030	1,692,146
Gross amounts due from contract customers	5,965,632	3,419,061
Amounts due from group undertakings	2,389,866	2,360,286
Other receivables	1,975,025	2,158,347
Prepayments and accrued income	149,807	40,000
	<u>11,633,360</u>	<u>9,669,840</u>
Deferred tax asset (note 20)	26,000	-
	<u>11,659,360</u>	<u>9,669,840</u>

15 Current liabilities

	Notes	2018	2017
		£	£
Bank loans and overdrafts	17	91,170	-
Obligations under finance leases	18	742,091	517,414
Payments received on account		1,367,377	2,356,133
Trade payables		4,578,598	3,327,961
Corporation tax		159,699	347,163
Other taxation and social security		315,547	238,200
Other payables		2,204,927	454,017
Accruals and deferred income		456,492	415,604
		<u>9,915,901</u>	<u>7,656,492</u>

Included within other payables is a liability relating to an invoice finance facility, totalling £2,052,889 (2017 - £361,367) and this is secured against trade receivables and applications for payment included within gross amounts due from contract customers.

There is a debenture in place over all property or undertaking of the company.

Net obligations under finance leases are secured against the assets to which they relate.

16 Non-current liabilities

	Notes	2018	2017
		£	£
Obligations under finance leases	18	790,907	463,704
		<u>790,907</u>	<u>463,704</u>

Net obligations under finance leases are secured against the assets to which they relate.

P.J. BROWN (CONSTRUCTION) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2018

17 Borrowings	2018	2017
	£	£
Bank overdrafts	91,170	-
	<u>91,170</u>	<u>-</u>
Payable within one year	91,170	-
	<u>91,170</u>	<u>-</u>
 18 Finance lease obligations	 2018	 2017
	£	£
Future minimum lease payments due under finance leases:		
Within one year	742,091	517,414
In two to five years	790,907	463,704
	<u>1,532,998</u>	<u>981,118</u>

The lessee is obligated to make capital and interest payments as they become due, for the duration of the finance lease contracts. Leases include purchase options at the end of the lease period, and no restrictions are placed on the use of the assets. The average lease term is 3 years. All leases are on a fixed repayment basis and no arrangements have been entered into for contingent rental payments.

19 Provisions for liabilities		2018	2017
	Notes	£	£
Deferred tax liabilities	20	62,900	71,000
		<u>62,900</u>	<u>71,000</u>

20 Deferred taxation

The following are the major deferred tax liabilities and assets recognised by the company and movements thereon:

	Liabilities	Liabilities	Assets	Assets
	2018	2017	2018	2017
Balances:	£	£	£	£
Accelerated capital allowances	62,900	71,000	-	-
Pension creditor	-	-	26,000	-
	<u>62,900</u>	<u>71,000</u>	<u>26,000</u>	<u>-</u>

P.J. BROWN (CONSTRUCTION) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2018

20	Deferred taxation	(Continued)
		2018
	Movements in the year:	£
	Liability at 1 January 2018	71,000
	Credit to profit or loss	(26,700)
	Effect of change in tax rate - profit or loss	(7,400)
	Liability at 31 December 2018	<u>36,900</u>

The directors have considered the deferred tax liabilities note above and concluded that it is not possible to state the estimated assets and liabilities which will reverse within the next 12 months. This is due to the level of reversal being dependant on events which are not yet known.

21	Retirement benefit schemes	2018	2017
		£	£
	Defined contribution schemes		
	Charge to profit or loss in respect of defined contribution schemes	<u>75,000</u>	<u>78,000</u>

The company operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the company in an independently administered fund.

22	Share capital	2018	2017
		£	£
	Ordinary share capital		
	Issued and fully paid		
	2 ordinary shares of £1 each	<u>2</u>	<u>2</u>

Ordinary shares have attached to them full voting, dividend and capital distribution (including on winding up) rights.

23 Financial commitments, guarantees and contingent liabilities

Prior to the year end the company was committed to fixed asset purchases of £1,300,901 (2017 - Nil).

P.J. BROWN (CONSTRUCTION) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2018

24 Operating lease commitments

At the reporting end date the company had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2018	2017
	£	£
Within one year	75,696	695
Between two and five years	301,102	1,737
In over five years	312,500	-
	<u>689,298</u>	<u>2,432</u>

25 Related party transactions

During the year the company made purchases of £1,133,915 (2017 - £1,018,926) from connected companies. At the financial reporting date £147,751 was due from connected companies (2017 - £49,880 was outstanding to the connected companies).

During the year the company made purchases of £2,854,668 (2017 - £1,242,374) from an unincorporated business under the control of a director. The company also recharged £735,295 (2017 - £520,215) of expenses to that business. No interest is charged on the balance and the full amount is considered repayable on demand.

26 Ultimate controlling party

The ultimate parent company is P J Brown (Civil Engineering) Limited. The registered office and principal place of business is Burlands, Charlwood Road, Ifield Wood, Crawley, West Sussex, RH11 0JZ.

The ultimate controlling party throughout the period was Mr P J Brown.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.

WSCD040

NON-FEES SITE INSPECTION REPORT

Site address:	Park Farm Cottage Broxmead Lane, Bolney, RH175RJ
Planning reference:	WSCC/077/11/BK
Date of visit:	18/02/2014
Start:	11.00
Finish:	12.00
Duration:	1 hour
Report written up:	19/02/2014
Weather:	Rain / Cold / Wind
Persons present:	Richard Agnew WSCC, Kirstie May WSCC, Stephen Kinchington EA Crime Team Nick Page PJ Brown

Site inspection notes

We met with SK in the layby on the A23 just before the site entrance and proceeded to drive into the site via the A23 entrance and park in the hard-core area to the left of the wheel wash.

NP pulled in behind us and we went through the introductions and put on PPE and wet weather gear.

I explained the purpose of the site visit was the requirement to monitor all waste related planning permissions and that this site had come to the top of the pile.

NP stated he understood but was keen to point out that this was not one of his sites and that he would do his best to answer the questions but may need to refer back to the office for specific points.

We started the visit looking at the hardcore area. This area is a level site surrounded by trees to the west and an earth bund to the east. The area extends to the north into a quite steep sloping field. The site is littered with old portable office accommodation, drainage pipes, fuel containers, and approximately 30 6 yard skips. At the far point of the site there is a considerable pile of construction and

NON-FEES SITE INSPECTION REPORT

demolition waste which appear to be part bladed into the ground extending the area out into the field. I asked NP the reason for the waste pile, which he said was for constructing tracks within the planning permission area. I said that I had issues with this as 1, the material should be stored within the planning permission boundaries and 2, from the look of the site the material was being deposited to the land to extend the hard-core area. At this point SK added that if the material was for construction of road ways he would consider the material not fit for purpose due to the amount of non-inert material present. NP stated that that was his guess but was not familiar with the site operations and would have to ask when Bob returned from annual leave.

I said I had concerns that the entire area of hard-core and associated materials stored there did not benefit from planning permission. I said that it may be that part of it had been around for a significant length of time and they could investigate that aspect. However, due to NP not being familiar with the site, I suggested that a second site visit took place on the 4th March when those from PJ Brown that understood the site would be able to attend. It was agreed that we would reconvene in 2 weeks.

After we had finished with this area we walked as a group to the main construction area. At that point I jokingly asked NP where the operations from Holmbush Farm had relocated. NP responded that they had not left the site and they were importing and processing waste at the site. Both RA and KM, at that point, said planning permission had expired on the site and all processing should have been finished and the site vacated by June 1st 2013. I then suggested that NP return to the office to check on his understanding of what his planning permission status is. I agreed that this matter should also be included within the forthcoming planning meeting as that was a second operation that did not benefit from planning permission.

We then looked at the top soil storage pile which is within the area identified for the construction of the gallop. The planning application identifies the development boundary as immediately both sides of the gallop with the area in the middle excluded from the development area. The discussion revolved around the material which is destined for top dressing the bund not being stored within the approved area. However, initial thoughts are that the material had been placed into storage within very close proximity to the final destination and screened by the bund construction; this would not be a significant risk if left in position. This needs to be checked back in the office.

NON-FEES SITE INSPECTION REPORT

The general positioning of material for the bund looks compliant, however, it was very difficult to move around the site and therefore was not checked for compliance. This will be picked up on the next visit.

29 photographs were taken and filed on: 18/02/14

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NON-FEES SITE INSPECTION REPORT



NON-FEES SITE INSPECTION REPORT



NON-FEES SITE INSPECTION REPORT



NON-FEES SITE INSPECTION REPORT



WSCD041

04 March 2014 site visit photos only no meeting note





WSCD042

NON FEES SITE COMPLIANCE INSPECTION REPORT

Site address:	Park Farm Cottages, Broxmead Lane, Bolney, West Sussex, RH17 5RJ
Planning reference:	WSCC/077/11/BK (Equine Rehabilitation Centre)
Date of visit:	22 January 2015
Start time:	10:10
Finish time:	10:55
Duration of visit:	45 minutes
Report written up:	22 January 2015
Weather:	Very cold, clear, sunny, still, dry, icy underfoot
Persons present:	Kirstie May (WSCC) Nick Page (PJ Brown) Bob Penticost (PJ Brown)

Site inspection notes

After arriving on site and changing into PPE, the inspection began with a brief audit of conditions (see Compliance inspection report on file). This was conducted outside at the back of the car, as there is no office on site.

I confirmed that the date of commencement for the site was 4 March 2013, and pointed out that condition 3 appears to assume completion within 24 months. NP expressed a different opinion. He had been working to the assumption that this timescale applied in line with EA guidance – that deposition of waste meant that nothing could be brought onto the site after the 24 month deadline, but that the material on site already could be positioned. He confirmed that there was due to be no more importation of waste in any case – all material required for the bunds had been delivered already. I also highlighted that there did not appear to be any bund phasing plan on file, as per condition 17. NP was unable to comment at this point, but he was under the impression that all required documentation had been submitted.

Following the conditions check, we climbed to the top of the bund area to view the site. The going underfoot was very wet and heavy. There was a good deal of water visible on the ground, and the ground and soils were too sodden to work. From the top of the bund we were able to see the completed section at the far end.

NON FEES SITE COMPLIANCE INSPECTION REPORT

This is just visible in the far ground in the centre of photograph DSCN1808. Photographs DSCN1809 and DSCN1810 were also taken from this vantage point, and show the conditions on the ground at the time of the visit, including the localised areas of visible groundwater caused by the saturation of the ground. This saturation has caused all ground works to cease until things have dried out. It will not be possible to continue works until there has been a considerable dry period, in order not to breach condition 19 (care of top-soil). The top-soil bunds can be seen in photograph DSCN1810.

While we were at the top of the bund, I was given an overview of the permitted works still to complete. The construction of the gallop will take place at the same time as the completion of the bund. The Gallop will not require the use of inert waste material, and will see the importation of aggregate for completion. PJ Brown will not be over seeing the construction of the buildings or the horse walker. This work will be undertaken by the land owner, although NP has undertaken to discuss the need to discharge the conditions with them and to assist if required. It was confirmed that the site fencing would prevent access to the A23 for the site, but the access would remain for the use of the owner of Dan Tree Farm.

Once these discussions were complete, we visited the compound area at the top left of the site which had been the subject of an investigation during 2014. The extent of the hard-standing area here is shown in photographs DSCN1811 and DSCN1811. From comparison with photographs taken at the time of the complaint it would appear that this area has been reduced as expected. Stockpiles of road planings and broken bricks (photographs DSCN1813 and DSCN1814) are to be used for the creation of tracks in the site. The remaining items in the compound (photographs DSCN1815 and DSCN1816) and the screener and pallets of bricks stored on the corner of the access road (not pictured) appear not to have moved. This area is now the remit of the District Council and is outside of the control of the planning permission.

On our return to the cars, I requested an over view of what I would see once the works were completed. The area will be flattened and grassed over up to the bund. The visible piles of material in this area are all grassed over top-soil, which was acquired as it was available. The soak away drainage pipes shown in photographs DSCN1817 and DSCN1818 will be installed at the time of the completion of the bund works. The intention is to complete the groundworks by the end of the summer, but this is entirely weather dependent.

NON FEES SITE COMPLIANCE INSPECTION REPORT

After some final pleasantries, the visit ended and I left the site.

Findings from the inspection

Conditions	Summary Description	Finding
1	Commencement	Compliant
2	Approved plans	Compliant
3	Written notification prior to commencement	Compliant
4	Schedule of materials and finishes	Non-compliant
5	Horse-walker	Non-compliant
6	Fencing and gates	Compliant
7	Positioning of temporary buildings, skips or static plant	Compliant
8	Construction plan – bund	
9	Controls over the use of the site as a base of operation	Compliant
10	Processing of material on site	Compliant
11	Hours of operation	Compliant
12	Silencing of plant and machinery	Compliant
13	Decision notice	Not viewed
14	Availability of site records	Compliant
15	Controls over external lighting	Compliant
16	Scheme of dust suppression	Compliant
17	Bund phasing plan	WSCC checking
18	Revised landscaping scheme	Compliant
19	Care of top-soil	Compliant
20	Protection of trees	Compliant
21	Management of invasive species (Japanese Knotweed)	Compliant
22	Removal of trees	Compliant
23	Specification for pond	Compliant
24	Ecological enhancements	Compliant
25	Surface water drainage	Compliant
26	Watercourse buffer zone	Compliant
27	Archaeology	Compliant
28	Highway assessment	Compliant
29	Geotechnical Design and Construction plan	Compliant
30	Construction of bund and drainage	Compliant
31	Control of access to A23	Compliant
32	Implementation of access scheme	Compliant
33	Provision car parking	Compliant
34	Wheel cleaning	compliant
10 photographs were taken and filed on: 22 January 2015		
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Atrium updated? Yes		

Summary of breaches

4	Schedule of materials and finishes	Non-compliant
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NON FEES SITE COMPLIANCE INSPECTION REPORT

5	Horse-walker	Non-compliant
17	Bund phasing plan	WSCC checking

Statistics

Total number of breaches	2
Number of conditions checked	34
% compliance	94%

Proposed course of action

Condition 4:

No development other than preparatory groundworks shall be carried out until a schedule of materials and finishes to be used for external walls and roof of the proposed treatment block, surfacing/surface edging (including sand school, horse walker, access routes, car park and exercise track) have been submitted to and approved in writing by the County Planning Authority. The approved scheme shall thereafter be implemented in full.

Reason: In the interests of visual amenity and to ensure a development of high quality.

BREACH OF CONDITION:

No such scheme has been submitted

PHOTOGRAPHIC EVIDENCE

Not applicable

SIGNIFICANCE OF BREACH:

Low priority

ACTION REQUIRED BY SITE:

Submission of scheme

TIMESCALE:

By: TBA

NON FEES SITE COMPLIANCE INSPECTION REPORT

Condition 5: No development other than preparatory groundworks shall be carried out until a plan detailing the proposed horse walker (including dimensions, materials and finishes) has been submitted to and approved in writing by the County Planning Authority. The approved plan shall thereafter be implemented in full. <i>Reason: In the interests of visual amenity and to ensure a development of high quality</i>
BREACH OF CONDITION: No such plan has been submitted
PHOTOGRAPHIC EVIDENCE Not applicable
SIGNIFICANCE OF BREACH: Low
ACTION REQUIRED BY SITE: Submission of required plan
TIMESCALE: By: TBA

Signature:**KM**.....

Date:**23/01/15**.....

NON FEES SITE COMPLIANCE INSPECTION REPORT



NON FEES SITE COMPLIANCE INSPECTION REPORT



NON FEES SITE COMPLIANCE INSPECTION REPORT



WSCD043

NON FEES SITE COMPLIANCE INSPECTION REPORT

Site address:	Park Farm Cottages, Broxmead Lane, Bolney, West Sussex, RH17 5RJ
Planning reference:	WSCC/077/11/BK (Equine Rehabilitation Centre)
Date of visit:	17 July 2015
Start time:	10:10
Finish time:	11:05
Duration of visit:	55 minutes
Report written up:	27 July 2015
Weather:	Breezy, cool, overcast, dry
Persons present:	Kirstie May (WSCC) Anna Whitty (WSCC) Stephen Kinchington (EA) Michael Martin (MSDC) Nick Page (PJ Brown) Bob (PJ Brown)

Site inspection notes

The visit was organised as a joint authority inspection in order to try to regularise the uses taking place on the wider site and particularly in terms of the 'operators compound' situated to the north west of the site, outside the red line of the planning permission. These notes relate to my experiences of the visit. Due to the nature of the visit, I was not able to observe everyone's conversations.

The visit consisted of a walking tour of the area in question and the permitted area. Photographs DSCN3130 to DSCN3139 show the operational compound, the contents of which included portacabins; new palletted bricks and blocks and other building materials; a number of skips of various sizes, some full of a material identified at the time of the visit as road salt and empty; bits of plant; a power screener and shovel; and stockpiles of inert, screened material ready to be sent out to another site. To the far western extent of this area, photographs DSCN3138 and DSCN3139 show the area of land that had been the subject of a previous investigation. At the time of the visit it did not appear that there had been any further infilling activity in this area. During this portion of the visit I discussed the outstanding conditions attached to the planning permission with Mr Page. He informed me that PJ Browns had not been commissioned to construct the horse walker or the stabling

NON FEES SITE COMPLIANCE INSPECTION REPORT

block, and that this would be carried out by the landowner. I requested contact details for the landowner in order to establish the status of these conditions.

Following this, we made our way around the 'gallop' area of the permission site. Photographs DSCN3140, DSCN3141 and DSCN3142 show the inert materials from the haul road that ran across the site. Photograph DSCN1343 shows the attenuation pond which had been installed in order to receive the water from the spring (found within the trees to the left of photograph DSCN3145), and to confer ecological benefit to the development. This pond, along with its outfall receptor area can also be seen in photograph DSCH3146. Here, we assessed the noise levels and then climbed to the top of the bund to listen to the sound of the A23. There was a great difference in noise level. Mr Page informed me that the installation of the bund had made a perceptible difference to several of the houses along Broxmead Lane. Photographs DSCN3144 to DSCN3148 were taken at the top of the bund.

From here, we returned to the cars which had been parked just inside the access to the site, in order to discuss the findings from the visit, and to talk about what was expected to happen next. Following some final pleasantries, Ms Whitty and I left the site.

Findings from the inspection

Conditions	Summary Description	Finding
1	Commencement	Compliant
2	Approved plans	Compliant
3	Written notification prior to commencement	Compliant
4	Schedule of materials and finishes	Under investigation
5	Horse-walker	Under investigation
6	Fencing and gates	Compliant
7	Positioning of temporary buildings, skips or static plant	Compliant
8	Construction plan – bund	
9	Controls over the use of the site as a base of operation	Compliant
10	Processing of material on site	Compliant
11	Hours of operation	Compliant
12	Silencing of plant and machinery	Compliant
13	Decision notice	Not viewed
14	Availability of site records	Compliant
15	Controls over external lighting	Compliant
16	Scheme of dust suppression	Compliant
17	Bund phasing plan	Compliant
18	Revised landscaping scheme	Compliant
19	Care of top-soil	Compliant
20	Protection of trees	Compliant

NON FEES SITE COMPLIANCE INSPECTION REPORT

21	Management of invasive species (Japanese Knotweed)	Compliant
22	Removal of trees	Compliant
23	Specification for pond	Compliant
24	Ecological enhancements	Compliant
25	Surface water drainage	Compliant
26	Watercourse buffer zone	Compliant
27	Archaeology	Compliant
28	Highway assessment	Compliant
29	Geotechnical Design and Construction plan	Compliant
30	Construction of bund and drainage	Compliant
31	Control of access to A23	Compliant
32	Implementation of access scheme	Compliant
33	Provision car parking	Compliant
34	Wheel cleaning	compliant
19 photographs were taken and filed on: 17 July 2015		
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Atrium updated? Yes		

Summary of breaches

4	Schedule of materials and finishes	Under investigation
5	Horse-walker	Under investigation

Statistics

Total number of breaches	0
Number of conditions checked	34
% compliance	100%

Proposed course of action

<p>Condition 4:</p> <p>No development other than preparatory groundworks shall be carried out until a schedule of materials and finishes to be used for external walls and roof of the proposed treatment block, surfacing/surface edging (including sand school, horse walker, access routes, car park and exercise track) have been submitted to and approved in writing by the County Planning Authority. The approved scheme shall thereafter be implemented in full.</p> <p><i>Reason: In the interests of visual amenity and to ensure a development of high quality.</i></p>
<p>BREACH OF CONDITION:</p> <p>No such scheme has been submitted</p>
<p>PHOTOGRAPHIC EVIDENCE</p> <p>Not applicable</p>

NON FEES SITE COMPLIANCE INSPECTION REPORT

SIGNIFICANCE OF BREACH:

Low priority

ACTION REQUIRED BY SITE:

Submission of scheme

TIMESCALE:

By: TBA

Condition 5:

No development other than preparatory groundworks shall be carried out until a plan detailing the proposed horse walker (including dimensions, materials and finishes) has been submitted to and approved in writing by the County Planning Authority. The approved plan shall thereafter be implemented in full.

Reason: In the interests of visual amenity and to ensure a development of high quality

BREACH OF CONDITION:

No such plan has been submitted

PHOTOGRAPHIC EVIDENCE

Not applicable

SIGNIFICANCE OF BREACH:

Low

ACTION REQUIRED BY SITE:

Submission of required plan

TIMESCALE:

By: TBA

Signature:**KM**.....

Date:**27/07/15**.....

WSCD044

SITE VISIT REPORT

Date:	08 October 2018
Location:	Park Farm Cottages, Broxmead Lane, Bolney, West Sussex, RH17 5RJ
Topic:	Enforcement multi agency visit
Start time:	10:05
Finish time:	13:00 (175 minutes)
Report written up:	09/10/11 October 2018
Persons present:	Kirstie May (WSCC) Michael Martin (MSDC) Stephen Kinchinton (EA) Dane Rawlins (Landowner) Phil Rowe (Agent for PJ Brown)(Part only)
Photographs:	107
Location:	G:\1. Enforcement & Compliance\Main Enforcement & Compliance Folder\Investigations\Cases by District\6. Mid Sussex\Park Farm, Bolney\2018.10.08 visit new case
Atrium updated:	11 October 2018

An allegation had been made that there were a number of breaches taking place on or adjacent to lands associated with Park Farm Cottage, although not directly related to planning permission WSCC/077/11/BK. Initially, it was understood that there were some unlawful bunds on the land either on or adjacent to or on Dan(e) Tree Farm (hatched blue on the attached plan); that the yard to the PJ Brown storage yard to the east (hatched in red) was being used for the processing of waste; that the permission area (hatched green) was being used as a landfill; and that an 'agricultural track' had been created out of waste (half by PJ Brown and the landowner, and half by KSD Environmental Services Ltd). A multi-agency visit was organised because of the breadth of breaches identified following SK's first site visit the week before. Additionally, a householder application which included the construction of screening bunds had been received by MSDC in relation to Dan Tree Farm (also known as Dane Tree Farm). The application pack alleged that the bund to the south of the property was needed because of the landfill, but this area had no permission for such an activity.

I arrived in the layby on the A23 to the north of the access as advised, where I changed into my PPE and met Mr Martin. We

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walked along the verge to the site access and made our way onto the site.

Here we were met by Mr Kinchinton, Mr Rowe and Mr Rawlins and once introductions had been made we made our way east along the haul road toward the site compound. Mr Rowe advised that it was the intention of PJ Brown to apply for a Certificate of Lawful Use (CLU) for the compound area, stating that it had been used as compound for more than 10 years and so had become lawful through passage of time. I asked for confirmation that this CLU was only for the storage and operational depot aspect of the site, because I had it on record that it had not been used for the processing of waste (visits to site in 2014/15). Mr Rowe asked whether this information had been collected as a PCN. I advised that it had not, but that I had taken notes and photographs at the times of my visits. I noted that there appeared to be no landfilling activity on this part of the site, as shown in photographs DSCN0244 to DSCN0248 taken along this path.

In the compound Mr Rowe again stated his intention to request a CLU for the compound area identifying that it had been used as such for 'many years'. It was agreed that, because the use that was being applied for was not County Matter, such an application would be made to MSDC and that WSCC would comment on it if necessary.

Mr Kinchinton advised that the compound area appeared to be clearer and tidier than during his previous visit. Mr Rowe confirmed that the crusher and screener observed previously had been moved to another site, and that previously they were in this location for storage purposes. Photographs DSCN0249 to DSCN0256 were taken during the walk around of the site compound, and show various plant, empty skips, and storage containers. Additionally, there were 2 separate stockpiles: one of crushed brick (DSCN0250); and another of aggregate (DSCN0249). Mr Kinchinton again confirmed that these stockpiles appeared lower than during his previous visit. Mr Rowe advised that this was a working yard and that nothing should be read into this reduction of stockpile capacity.

Photographs DSCN0254 to DSCN0258 show the pair of soil bunds at the rear (north) of the compound. Mr Rowe confirmed that the southern most of these represented the boundary of the compound, and that it likely had been created from imported, screened material. The second, northerly bund was also created by PJ Brown, but out of site derived material. It was intended as a means of tidying the site after its use as a motocross track by the son of

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the landowner, and had been constructed at Mr Rawlins' request. This was confirmed by Mr Rawlins.

Photograph DSCN0259 was taken at the north-west of the compound, and shows the commencement of the farm track that had been identified during the previous visit by Mr Kinchinton. Mr Rawlins advised there had always been a track around the perimeter of the field, and that he wanted to improve it to facilitate access into the woodlands to the north and east, and to a newly acquired field to the south east where he was hoping to produce fodder for his horses. Mr Rawlins provided a brief history of his site ownership of approximately 20 years. He advised that this area of the farm had been 'largely derelict' when he acquired it, and that he was aiming to make use of the site to supplement his equine interests. He took pains to make sure that we all realised that he was a horse owner with a farm rather than a farmer with horses'. Although mention of the use of the south-eastern field was made in relation to growing a crop for hay for the horses, I was not fully clear whether this was considered an agricultural crop or not.

Mr Rawlins allowed that the track had widened in places, but that this had been as a result of the increasing size of farm vehicles. IN the main the track had been reinstated by making use of an historic track running across the site from the north east of the compound to the eastern extent. I asked whether a prior notification application had been made to MSDC and it was confirmed that it had not. I asked the size of the farm, and was advised that it was 123 acres. Mr Martin advised that the repair of such tracks were likely to not need express planning permission because they were likely to be covered by permitted development rights. However, the widening may need prior approval, although this would now need to be achieved with planning permission now that the works have taken place. Mr Rowe asked whether we were arguing that the track was not reasonably necessary for the purposes of agriculture. I responded that that was what the planning process was for. Mr Rawlins advised that he had employed a planning agent in respect of a new build that he was hoping for on the land, and that he was intending to discuss the matter with them. Mr Martin suggested a conversation with MSDC planning team also, which Mr Rawlins agreed was a good idea. At this point Mr Rowe departed because it was considered that the remainder of the visit did not concern the interests of PJ Brown.

We commenced to walk the track, down the slope at the north-west corner of the compound (photograph DSCN0259), along the line of the trees. The track in this location was largely made up of road planings (DSCN0260 is indicative, and DSCN0261) infilled with C&D

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waste to infill rutted areas (DSCN0262 is indicative, plus DSCN0263).

Rounding the corner, we headed in an easterly direction. Along the northern bank orangey red soil had been pushed into the tree line of the ancient woodland in varying amounts and at apparently various times (there was a variety of levels of vegetation regrowth). Photographs DSCN0263 to DSCN0276 were taken along this northern part of the track. Photograph DSCN0273 was taken on the south side of the track because the soil colour was so different. However, this was likely to be as a result of the capping of the historic landfilling activity that took place in this location. Mr Rawlins advised that there was an access into the woodland at the north-eastern corner of the path, as shown in photographs DSCN0275 to DSCN0281. All along this part of the track soils had been pushed off the track toward the trees, in many cases engulfing the base of tree trunks or pressing up against trunks higher up. MR Martin asked whether this area was, as he believed, ancient woodland, and Mr Rawlins advised that he understood the classification was in place, but believed that the trees were not old enough to be considered ancient. I advised that the classification was more to do with the soils in the woodland rather than the trees themselves. [Upon returning to the office, I checked and can confirm that the woodland to the north and east of the track is classified as ancient woodland]. Photographs DSCN0277 to DSCN0281 show the access, which was intended for vehicle parking and/or turning only. Further access into the woods was to be obtained on foot.

From here the path continued south. The material remained similar to that along the previous sections. Photographs DSCN0282 to DSCN0291 were taken from the north-eastern corner as the path heads more or less due south. This area by-passed the former landfill area and it was possible to see where areas of the landfill capping had been removed in order to control the collapse. Mr Rawlins advised that he believed that this area had now stabilised, and that there had not been any recent land slips. Approximately half way down this part of the track we approached a small clearing in the vegetation to the east of the track. Mr Kinchinton advised that there had been a large stockpile of chalky material in this location at the time of his previous visit, and observed that it was likely that this had now been spread across the top of the track here (photograph DSCN0292). Mr Rawlins advised that this had not been at his request, and that he was unhappy that the material had been placed here as it was not suitable for such a use. The ground underfoot became sticky, slippery and uneven. Additionally, KDS staff had been out and 'picked' the material placed here (rejects

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collected in the black plastic sacks observable in photographs DSCN0283 and onward. This work had taken place contrary to EA instructions.

The path changed direction, and we continued in an approximate south easterly direction. Photographs DSCN0293 to DSCN0316 were taken between this south eastern bend and the eastern corner of the site. Litter picking had taken place along this stretch, and considerable material had been pushed into the treeline. Damage to the trees here was apparent, with broken (DSCN0301) and scraped trunks (DSCN0304 and DSCN0307) clearly in evidence. This pushed material had severely engulfed the lower trunks of some trees (DSCN0303 as an example) and was leaving hard against others (DSCN0302). Mr Rawlins advised that he had acquired the small field to the east of the path, and that the reinstatement of the path was intended to facilitate access to it, and the woodland to the north. It was his intention to use this field to grow hay crops to feed his horses.

From closer inspection the material in the tree line appeared to be largely waste, with large hardcore, plastic, bricks, wood and other C&D waste along with textiles, and what appeared to be silt 'scrapings' from a concrete surface (such as a concrete pad) in evidence on the surface. There was a reasonable distance between the level of the track, and the ground level of the woodland, and so it was apparent that there was a considerable amount of tipped waste here. Mr Kinchinton again confirmed that this area had been tidied and picked over since his previous visit.

We rounded the corner, and continued to follow the track in an approximate south westerly direction. Photographs DSCN0317 to DSCN0337 were taken along this track for a short way, and show that the tipping/pushing into the treeline and the associated damage to those trees had continued. This area of the track was much less readily visible from elsewhere on the estate, and Mr Rawlins considered that this may have been the reason why such liberties had been taken here. He advised that at no point had he requested the removal of any trees, nor had he given permission for the excavation of the area prior to the deposit of material.

Photographs DSCN0338 to DSCN0348 were taken at the end of the track, where the large trench filled with mixed waste had been identified. Mr Kinchinton estimated that the excavated area had been emptied of waste and refilled with the excavated material, following his previous visit. Again, there was evidence that the trees around the periphery of the track had been disturbed and/or damaged (DSCN0339), although there was less evidence of the rubble that had been seen further back on the track.

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At this point we discussed likely next steps for each authority, and for the landowner. Mr Kinchinton advised that he would be writing to both Mr Rawlins and to KDS to formally advise them of the situation, and would expect to call individuals in for an interview under caution. Additionally, he would require some trench work to be carried out to see what had been placed to land below the surface dressing. Mr Rawlins asked whether he should ask KDS to perform this work, but Mr Kinchinton preferred that this work be carried out by an independent third party.

I advised that a Planning Contravention Notice would be served, and explained that this was a document to collect baseline data from all parties to inform what would happen next. I outlined that this document was intended to officially capture the discussion points that had arisen during the meeting, and completion of the document was required in limited time. Mr Rawlins agreed that he would complete the document to the best of his ability within the required timeframe. Mr Martin advised that he was obliged to wait for the results of the trench work and the PCN to advise whether the matter was a district or a county one.

Mr Rawlins asked whether it would be possible to screen the material that had been placed, and to use the 'decent stuff' to reinstate the track, or whether the whole lot would have to be removed. He was advised by all parties that the question could not be answered until the trenches had been dug and we had a better idea of what was under the top dressing. Mr Rawlins advised that he had written to KSD, telling them to stop working, and advising them of his dissatisfaction (and anger) over the way they had completed their work. I asked for a copy of that letter and provided contact details. Mr Kinchinton also requested a copy of the letter.

We returned the way that we had come, pausing at the clearing to get a better look at the plants (DSCN0349 and DSCN0350). During the walk back to the gate I asked what Mr Rawlins knew of the Dan Farm application. He advised that he was not involved in that process. I asked about the 'landfill to the south' that had been mentioned in the supporting documents. Mr Rawlins replied that he had heard about that on the morning of the visit, and was attempting to have that retracted. Mr Rawlins advised that he was unaware of any landfilling activity taking place, to the south of the application area or anywhere on his land.

Upon returning to the gate Mr Kinchinton, Mr Martin and I agreed to meet off site for a round up and returned to our vehicles. We met in the carpark of 'The Bolney Stage' public house to go over that

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which we had seen. Mr Kinchinton gave me a cd containing the photographs he had taken during his previous visit, for reference. I have uploaded these photographs to the file, for reference. I had understood Mr Rawlins to be genuine in his upset about the work that had taken place, and his desire to co-operate to put things right. I also suggested that he had been a bit naïve in his actions following the issues surrounding the former landfilling of the bomb craters. Both points were accepted. I asked how the circumstances of the works had come about, and was advised that a sign requesting hardcore had been placed onto the A23, and that KDS had responded. Mr Kinchinton described KDS as a small scale skip company, not usually dealing in 'muck away' or C&D waste, as evidenced by the hire vehicle that they had used to bring material onto the site in. He remained sceptical of KDS's intention to complete the works or to remediate those which had already been carried out. We speculated as to why the works had been carried out in such different ways on the various parts of the site.

Once these discussions had been completed, we separated. I returned to my vehicle and left.

Proposed course of action

EA: write to landowner and operator. Request trenches. Interview under caution

WSCC: serve PCN

No further proposal can be made at this stage, because of the uncertainty of the works undertaken.

Signature: **KM.....**

Date: **11 October 2018**

WSCD045

Site Visit – JN 03 01 19

Arrival 11:00 - depart 11:45

Heading south on the A23, I pulled into the shared access for Dan Tree Farm (and 'the site') and was following a large PJ Browns HGV. At the access we had to wait, whilst another large PJ Browns HGV exited the site (it is difficult for two vehicles to pass).

I did not see the vehicle empty a load as was accessing the Dan Tree Farm site to conduct a site visit in respect of a current planning application on the adjacent land. However whilst at the eastern end of the Dan Tree Farm site, through the tree line (which shares a boundary with 'the site'), I could see a front loader moving material from the south to the north east corner of the site.

Upon completion of the Dan Tree farm site inspection, I entered 'the site' to the right of the gated access. Here I could see what looked like a new post for a gate. I could also see PJ Browns HGV parked on the access track (DSC01456, DSC01478, DSC01479).

I continued up the track towards the main area of the site where there was a wheel wash present. There also appeared to be two screening devices, a number of metal containers and a PJ browns van present (DSC01462, DSC01477).

Within the main area of the site on the eastern side was a bund (approx 2.5m topped with skips, pipes, a large metal tank, and section of concrete culvert (DSC01463, DSC01468). Within the site was three main stockpiles consisting of waste bricks, and assorted C&D waste (DSC01465, DSC01466, DSC01473). Two skips were also present on this side of the site, the smaller containing waste metal and the larger consisting what appeared to include wood waste which was smouldering from a recent fire. This had an odour of burning plastic. (DSC01471, DSC01472).

To the north and west of the main site was a low bund of what appeared to be screened fine inert material and soils. In the North West corner were two further screening plants and a single skip containing wood and rubble. On the western boundary were five large containers (four double stacked) one of which appeared to be being used as an office (containing a desk and a chair). Slightly to the north was a stockpile of screened (possibly crushed) C&D material (DSC01464, DSC01467, DSC01469).

To the south of the main area of the site, a bund continued along a surfaced track, alongside which was an area of building materials (including a headwall, pipes and building materials). In this location were also a number of additional metal containers and a tractor. (DSC01470, DSC01476) Further to the south, along the track, was a 360 excavator which appeared to be clearing or levelling material on the road? I did not speak with the operator who carried on despite my presence. In this location (to the east of the track) there appeared to be a large stockpile of what may have been silage? (DSC01476, DSC01459).









