

From: Stephen Manning <sm@gouldbaxter.co.uk>
Sent: 27 June 2025 13:31:26 UTC+01:00
To: "Rachel Richardson" <rachel.richardson@midsussex.gov.uk>; "Matthew Comber" <mc@gouldbaxter.co.uk>
Cc: "Tim Mole" <tmm@gouldbaxter.co.uk>; "HH Filing" <ghfiling@gouldbaxter.co.uk>
Subject: RE: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/24/3050 - GH652 Riverside

Dear Rachel,

Please see below for responses to the points raised by TPC:

Item 01 - The scale of the development is commensurate to the site. The allowance for a single storey addition is not visual from the lane and concealed with the topography. The allowance for a green roof ensures the building dissolves into the wider landscape and setting. The articulation and deconstruction of the massing ensures the scale is subservient to the approved scheme. The design and scale are sympathetic and harmonious to the host dwelling and ensuring the rear elevation maintains openness and transparency. The scale of the family dwelling is set within 1.2 acres with a ratio of built form to land far greater than surrounding approved schemes such as Chapel Lane which covers circa 50% of the site.

Item 02 – The shed is shown on “PJC.1177.101 Rev I Proposed Landscape Plan” and “PL.204B - Lower Ground Floor Plan - As Proposed”. Further information on the shed including images and dimensions were provided 18.06.25. By virtue of the location, dimensions of the shed, and existing retained foliage, the shed is entirely screened by G70 which is an ‘average of 9m’ in height. This can all be verified with information already provided.

Item 03 - The increase in height over the setback from the road will have minimal impact. The allowance for natural screening will mitigate any impact whilst providing enhanced ecology and wildlife corridors. The agricultural typology has been retained and uncompromised by the proposed levels. The dwelling opposite is located considerably higher than the road accessed via a ramped driveway. This elevated site defines a narrative for the area.

Item 04 - The proposed flood mitigation measures have been calculated by a qualified engineer. Please provide evidence supporting your concerns the proposed measures are insufficient. By virtue of the ‘as existing’ topographical survey and ‘as proposed’ flood compensation levels, a known, measurable quantum is provided that can be verified. Our client is removing the excavated spoil, which was stored in this location temporarily, imminently and at great expense to alleviate the concerns raised by the neighbour.

I would be grateful for confirmation of receipt and look forward to hearing from you.

Best Regards,

Stephen



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From: Rachel Richardson <rachel.richardson@midsussex.gov.uk>

Sent: 26 June 2025 15:33

To: Stephen Manning <sm@gouldbaxter.co.uk>; Matthew Comber <mc@gouldbaxter.co.uk>

Subject: FW: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/24/3050

Hi Stephen and Matthew,

Please can you take a look at the comments below and provide a rebuttal.

Many thanks,

Rachel.

Rachel Richardson Bsc (Hons) DIP TP MRTPI

Senior Planning Officer

Development Management

www.midsussex.gov.uk

01444 477 224

Please note I work part-time (usually over Monday to Thursday) and from home Monday to Wednesday.

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>

Sent: 26 June 2025 15:27

To: Rachel Richardson <rachel.richardson@midsussex.gov.uk>

Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/24/3050

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 26/06/2025 3:26 PM from D Langston Parish Clerk on behalf of Parish Consultation.

Application Summary

Reference:	DM/24/3050
Address:	Land Adjacent To Loxley (Riverside) Bolney Chapel Road Twineham Haywards Heath West Sussex RH17 5NN
Proposal:	Demolition of existing detached dwelling & tennis court. Construction of replacement dwelling with lower ground floor to be concealed from Bolney Chapel Rd. New access onto Bolney Chapel Rd & new driveway with associated hard & soft landscaping works. Construction of single storey outbuildings at lower ground floor level, concealed from Bolney Chapel RD. Amended drawings show increase in ridge height & supporting drainage info received on 01.04.2025. Amended drainage, landscaping drawings & section/details received on 17.06.2025.
Case Officer:	Rachel Richardson

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Comments Details

Comments:	Twineham Parish Council object to the application on the following grounds. 1. There has been no change to address the overdevelopment of the site by reducing the scale or increased footprint of the proposed dwellings by reducing the size of the additional northern wing. 2. The additional “shed” to the north of the buildings is still not shown in any revised drawings so there is no idea as to what it will look like or be built of, therefore proper drawings need to be provided before an informed decision could be made. It is also sited on the highest point of the land making it potentially more prominent. 3. The drawings have now revised to address the flood risk, showing the higher level the proposed development will be sited on, increasing the overall height by 1.172m. This, as has been highlighted by the conservation officer, will
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increase the visual impact on the road scene and neighbouring listed building. The only mitigation proposed is a 3m high hedge along the road side, this is not shown on the revised landscape plan, and may in practice be impossible to achieve without widening the landscaping along the road side to provide support to a hedge of this height which otherwise will be vulnerable to blowing over in the winter. It may therefore be more appropriate to increase the hedge height nearer the proposed dwelling rather than the one nearer the road.

The landscape plan currently shows the roadside hedges at the final maintained heights of 1.6m at the roadside and 2.5m nearer the proposed development. This plan therefore needs to be revised to be consistent with the new proposed hedge height shown in drawing "Site Section - PL208".

As previously requested, a condition will be required to ensure the implementation and 10-year maintenance of the final landscaping plan.

4. The flood risk storage mitigation area to the north east of the proposed dwelling may not be sufficient to fully address the potential flood impact on the neighbouring landowner further upstream.

As the ground levels have been considerably altered by the addition of spoil, a condition will be required to ensure the return to original ground levels or flood storage compensation area agreed levels as per the proposed drawings.

For these reasons Twineham Parish Council request the application be refused permission.

Kind regards

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