

Rachel Richardson

From: [REDACTED]
Sent: 16 May 2025 15:54
To: Rachel Richardson; planninginvestigations
Subject: DM/24/3050 Loxley, Bolney Chapel Rd, Twineham

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[REDACTED]

Good afternoon Ms Richardson

I have been asked by a client of ours to report a potential breach of planning control in connection with a pending planning application and to object to the ongoing application. The proposal site is located on the southern boundary of our client's property, Hillmans Farm, in an area that regularly floods from the River Adur during the winter. The red line on the screenshot below shows the boundary to the proposal site.

The proposal, and the previously approved application it relies on, includes details of raising ground levels to address flooding concerns for the development proposal but does nothing to address the increased risk of flooding to our client's property. I have visited the site myself during the winter months and can attest to depth of the flooding due to the plant debris left behind once the water levels have receded.

The application is still pending consideration, but the applicant appears to have already started the associated importation of soil and landscape engineering outlined in the scheme. A U1 waste exemption was registered in October 2024, prior to the submission of the current application, but government guidance states that you cannot "use waste for landscaping or land reclamation if it is not integral to a construction activity (such as infilling a hollow) or if it is disproportionate in scale to the construction activity." The U1 only covers 1,000 tonnes, roughly equivalent to 31 8-wheel tipper loads and my client has expressed concern that more than that has already been imported to the site.



Best regards

