

From: Stephen Manning <sm@gouldbaxter.co.uk>
Sent: 02 April 2025 14:30:49 UTC+01:00
To: "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>
Cc: "Tim Mole" <tmm@gouldbaxter.co.uk>; "Matthew Comber" <mc@gouldbaxter.co.uk>; "HH Filing" <ghfiling@gouldbaxter.co.uk>; "Richard Carr" <southernrockproperty@gmail.com>; "Steven King" <steven.king@midsussex.gov.uk>; "Joseph Swift" <joseph.swift@midsussex.gov.uk>
Subject: RE: GH652 Riverside - DM/24/3050 - EA Comments
Attachments: FRA_Loxley, Twineham_CGS - Updated V2.pdf
Importance: High

Dear Rachel,

Further to my issue of documentation below, please can you confirm the application was readvertised from 01.04.25?

I also attach updated FRA with:

- corrected node references in para 6.6
- updated levels
- updated drawings in Appendix 1

I would be grateful for confirmation of receipt and response to the above at your earliest convenience.

Best Regards,

Stephen



Stephen Manning BSc (Hons) MCIAT

Associate

Chartered Architectural Technologist

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From: Stephen Manning

Sent: 01 April 2025 15:52

To: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>
Cc: Tim Mole <tmm@gouldbaxter.co.uk>; Matthew Comber <mc@gouldbaxter.co.uk>; HH Filing <ghfiling@gouldbaxter.co.uk>; Richard Carr <southernrockproperty@gmail.com>; Steven King <steven.king@midsussex.gov.uk>; Joseph Swift <joseph.swift@midsussex.gov.uk>
Subject: RE: GH652 Riverside - DM/24/3050 - EA Comments
Importance: High

Additional Planning Docs 01.04.25 - <https://we.tl/t-nvT57D8MO2>

Dear Rachel,

Further to ongoing/ recent discussions, having discussed with our client and specialist consultants, I can confirm the following:

- Withdrawal of VoC application DM/25/0281
- Above link will take you to all* revised documentation including GB drawings, planning statement, landscaping plan, drainage information, all to reflect the additional 600mm
- Grant EoT on DM/24/3050 until 2nd May to allow for re-consultation etc

*The only document to follow is the updated FRA which will be with you asap tomorrow.

Given both the EA and Drainage Officer have already confirmed the 600mm, and the revised report will be with you tomorrow, we trust the re-advertisement can be undertaken immediately without delay.

I look forward to hearing from you at your earliest convenience.

Best Regards,

Stephen



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

Sent: 01 April 2025 10:51

To: Stephen Manning <sm@gouldbaxter.co.uk>

Subject: FW: GH652 Riverside - DM/24/3050 - EA Comments

Dear Stephen,

I write further to our conversation just now.

I advised that the VOC application ref: DM/25/0281 should be withdrawn. I am of the opinion that it will be more expedient to concentrate on one application (DM/24/3050) and that the additional application is superfluous in the circumstances.

I also advised that any of the existing supporting documents/statements will also need to be updated to reflect the latest amendments proposed.

We discussed an alternative EoT based on receipt of amended drawings/statements, and you suggested 2nd May. By way of return please can you agree your confirmation of this date following instruction from your client?

I will only readvertise/reconsult once I have received all of the information to update the file.

Kind regards,

Rachel.

Rachel Richardson Bsc (Hons) DIP TP MRTPI

Senior Planning Officer

Development Management

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

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

Sent: 01 April 2025 10:17

To: Stephen Manning <sm@gouldbaxter.co.uk>

Cc: Tim Mole <tmm@gouldbaxter.co.uk>; Matthew Comber <mc@gouldbaxter.co.uk>; Richard Carr <southernrockproperty@gmail.com>; HH Filing <ghfiling@gouldbaxter.co.uk>; Steven King <Steven.King@midsussex.gov.uk>; Joseph Swift <Joseph.Swift@midsussex.gov.uk>; Emily Wade <Emily.Wade@midsussex.gov.uk>

Subject: RE: GH652 Riverside - DM/24/3050 - EA Comments

Dear Stephen,

Thank you for your email and amended drawing.

This is a revised drawing and as such will need to be readvertised. You will note that I have copied in Emily Wade the Conservation Officer and will also speak to her to hopefully speed up the process up, in terms of receiving her comments.

You mentioned that you will also submit the following amended drawings/information:

- Foul and surface water drainage
- Updated FRA
- Site levels if these are different from that already approved

Please note, I will need to re consult on the drainage related drawings. Please submit these at your earliest convenience to avoid any further delay.

In terms of building mass, this will result in an increase in building volume, as a result of the proposed increase in ridge height. However, a judgement will be made as to whether this constitutes material harm to the landscape character of its surroundings, as well as the impact on the setting of the listed building. Your comments will be taken into consideration though.

I will give you a quick call now to make sure we are clear with the process going forward.

Kind regards,

Rachel.

Rachel Richardson Bsc (Hons) DIP TP MRTPI
Senior Planning Officer
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Please note I work part-time (usually over Monday to Thursday) and from home Monday to Wednesday.

From: Stephen Manning <sm@gouldbaxter.co.uk>
Sent: 31 March 2025 16:19
To: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>
Cc: Tim Mole <tmm@gouldbaxter.co.uk>; Matthew Comber <mc@gouldbaxter.co.uk>; Richard Carr <southernrockproperty@gmail.com>; HH Filing <ghfiling@gouldbaxter.co.uk>; Steven King <steven.king@midsussex.gov.uk>; Joseph Swift <Joseph.Swift@midsussex.gov.uk>

Subject: RE: GH652 Riverside - DM/24/3050 - EA Comments

Importance: High

Dear Rachel,

Thank you for your email. We have requested an updated landscaping plan from the Landscaping Designer to reflect the proposed 600mm increase. A previous iteration of this landscaping plan was used to discharge condition 8 landscaping and condition 10 site levels.

Given that we would like to obtain approval without dischargeable conditions, we have an updated foul and surface water drainage plan which reflects the proposed 600mm increase also that we can provide. A previous iteration of which was used to discharge condition 4.

We can also obtain an updated FRA to reflect these levels also for upload to the application/ continuity between drawings/ documents.

The site levels were approved under discharge of conditions application DM/24/1728 not as part of the initial approval DM/22/2381. The established principle remains unchanged, with only the single storey element of the property visible from Bolney Chapel Road, as the Lower Ground Floor area is carved into the topography.

The building massing remains entirely the same. The visual impact of the increase in ridge height compared to that previously approved under Variation of Condition application DM/24/1727, as well as initially approved under DM/22/2381, we would suggest is also entirely the same. This is by virtue of the visible extents of the property and that the increase in ridge height from a survey datum perspective would be arbitrary, with no visual datums to be able to perceive this increase.

We look forward to hearing from you at your earliest convenience.

Best Regards,

Stephen



Stephen Manning BSc (Hons) MCIAT

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From: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>
Sent: 31 March 2025 14:01
To: Stephen Manning <sm@gouldbaxter.co.uk>
Cc: Tim Mole <tmm@gouldbaxter.co.uk>; Matthew Comber <mc@gouldbaxter.co.uk>; Richard Carr <southernrockproperty@gmail.com>; HH Filing <ghfiling@gouldbaxter.co.uk>; Steven King <Steven.King@midsussex.gov.uk>; Joseph Swift <Joseph.Swift@midsussex.gov.uk>
Subject: RE: GH652 Riverside - DM/24/3050 - EA Comments

Dear Stephen,

Thank you for your email.

To answer your questions below I can confirm that the drainage consultants came back to me on 27th March and have confirmed that they have *no objection on flood risk grounds to the 600mm increase in FFL (+11.44m at lowest floor level)* . **However, they have commented that this is on the basis that planning officers also agree, given that there could be implications for ridge height.** I said I would go back to them once I have considered the planning position.

In order to make this assessment, I will need amended elevations, ideally showing the dotted line of the approved building. I need to understand and be able to assess the visual impact of any increase in building height and massing. Also, will there be any change to the levels which were previously approved by condition? If so, I will also need these details to be submitted again, if they have not already as part of this application. To minimise visual impact and harm, could the ceiling heights internally be altered to minimise any overall increase in ridge height?

The site is a sensitive location within the countryside and opposite a listed building. From a planning point of view it is important to ensure that the scheme does not materially harm its surroundings.

I look forward to hearing from you.

Kind regards,

Rachel.

Rachel Richardson Bsc (Hons) DIP TP MRTPI
Senior Planning Officer
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Please note I work part-time (usually over Monday to Thursday) and from home Monday to Wednesday.

From: Stephen Manning <sm@gouldbaxter.co.uk>

Sent: 31 March 2025 12:26

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

Cc: Tim Mole <tmm@gouldbaxter.co.uk>; Matthew Comber <mc@gouldbaxter.co.uk>; Richard Carr <southernrockproperty@gmail.com>; HH Filing <ghfiling@gouldbaxter.co.uk>; Steven King <steven.king@midsussex.gov.uk>; Joseph Swift <Joseph.Swift@midsussex.gov.uk>

Subject: RE: GH652 Riverside - DM/24/3050 - EA Comments

Good Afternoon Rachel,

Further to our phone conversation Thursday 27th March, please could you confirm that you have been able to review the file following your return from annual leave, and provide an urgent update on the following:

- Are we in receipt of the Drainage Officer consultation following EA acceptance (consultation dated 20th March) of a 300mm freeboard (minimum FFL +11.14m)
- My email of 24th March RE increasing FFL 600mm (minimum FFL +11.44m) to avoid flood resilient measures, and a dischargeable condition in relation to this, being required.
 - Would the increase in ridge of 600mm be agreeable to MSDC planning department

We are keen to expedite approval of DM/24/3050 without dischargeable conditions, with time truly of the essence, and would be grateful for your response as soon as practicable.

I look forward to hearing from you.

Best Regards,

Stephen



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From: Steven King <steven.king@midsussex.gov.uk>

Sent: 25 March 2025 18:46

To: Stephen Manning <sm@gouldbaxter.co.uk>; Joseph Swift <Joseph.Swift@midsussex.gov.uk>

Cc: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>; Tim Mole <tmm@gouldbaxter.co.uk>;

Matthew Comber <mc@gouldbaxter.co.uk>; Richard Carr <southernrockproperty@gmail.com>; HH

Filing <ghfiling@gouldbaxter.co.uk>

Subject: RE: GH652 Riverside - DM/24/3050 - EA Comments

Dear Stephen

As requested, I have passed on your e mail to my colleague who is coordinating our drainage consultations, and I have requested that this be dealt with as soon as possible. Your e mail has been sent to our consultants and as soon as we have something back from them, we will let you know.

Regards

Steven King, BSc (Hons) Dip TP, MRTPI

Team Leader, Major Development

Development Management

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Working together for a better Mid Sussex

From: Stephen Manning <sm@gouldbaxter.co.uk>

Sent: 24 March 2025 11:59

To: Steven King <steven.king@midsussex.gov.uk>; Joseph Swift <Joseph.Swift@midsussex.gov.uk>

Cc: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>; Tim Mole <tmm@gouldbaxter.co.uk>;

Matthew Comber <mc@gouldbaxter.co.uk>; Richard Carr <southernrockproperty@gmail.com>; HH

Filing <ghfiling@gouldbaxter.co.uk>

Subject: GH652 Riverside - DM/24/3050 - EA Comments

Importance: High

Dear Steven,

Further to receipt of the attached we note the suggested condition from the EA which reads:

The development hereby permitted must not be commenced until such time as a scheme to ensure that flood resilience measures are implemented up to at least 600mm above the estimated flood level, has been submitted to, and approved in writing by, the local planning authority.

We await an urgent response from the Council's FR&D Team following the attached EA comments. We note however that a pre-commencement condition requiring discharge would present a further significant delay which would be devastating to our client.

Having discussed with our client, in order to expedite matters, we would be willing to agree to a 600mm increase in FFL (+11.44m at lowest floor level) to negate the requirement for flood resilient measures, as well as the above condition, to be applied as a result. This would be on the basis that the council confirmed this increase of 600mm to FFL's and overall ridge height would be acceptable.

We would be grateful for confirmation as soon as practicable.

Best Regards,

Stephen



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