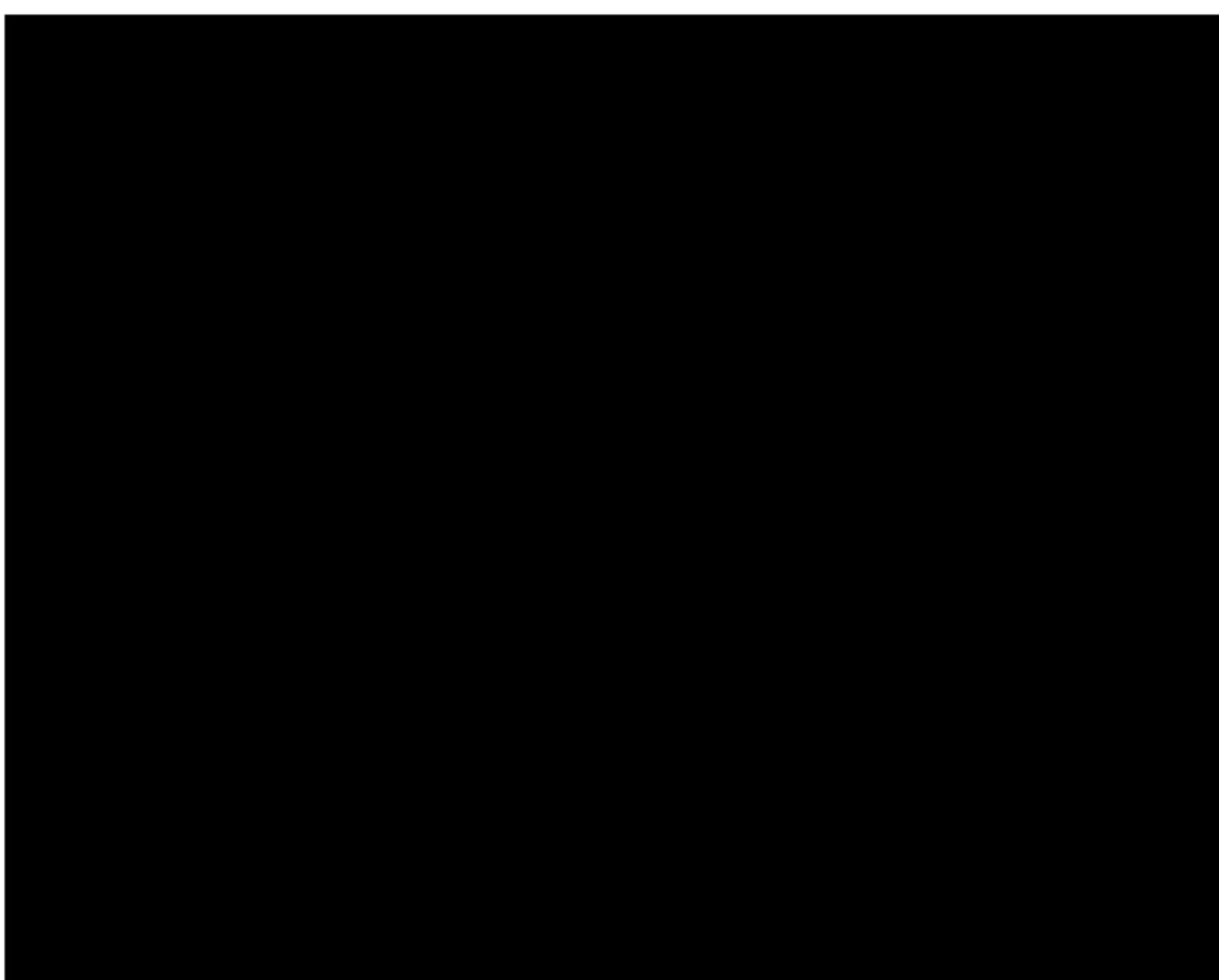


Andy Watt

From: [REDACTED]
Sent: 24 September 2026 15:21
To: Andy Watt
Cc: [REDACTED]
Subject: Representation regarding DM/26/2327

[REDACTED]



Mr Andrew Watt
Planning Department
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Representation regarding DM/26/2327

Discharge of Condition 12 – Land East of Wineham Lane, Wineham
Original Planning Application: DM/21/2276

Dear Mr Watt,

We wish to make representations regarding application **DM/26/2327**, which seeks the discharge of Condition 12 attached to planning permission DM/21/2276.

Condition 12 requires details of the existing and proposed site levels to be submitted and approved before development takes place. Importantly, the condition also expressly states:

“These details shall show the details of the bunds for the BESS units.”

Having examined the submitted September 2026 drawings, including **EN04/01 – Section Layout**, we ask the Council to confirm precisely where the required BESS bunds are shown and whether sufficient details of their dimensions, heights, levels and relationship with the BESS units have actually been submitted to satisfy the express requirements of Condition 12.

We are also concerned that the September 2026 drawings should be carefully checked against the development actually approved under DM/21/2276.

The approved plans include **Site Plan BOL-ADI-00-00-DR-A-003 Revision P05** and **Sections BOL-ADI-00-00-DR-A-110 Revision P02**.

The new **EN04/01** drawing is dated September 2026 and shows five development platforms. We therefore request that the case officer carries out a direct comparison between these new drawings and the approved plans and confirms that the proposed levels and layout relate precisely to the development for which planning permission was granted.

This is particularly important given that **DM/26/1671**, which sought amendments to the approved site plan including a reduction in equipment and consequential changes to the internal access track, was refused in August 2026. Details that were not accepted through that application should not subsequently become incorporated into the development through an application to discharge a condition.

Visibility of the site

We are additionally concerned about the answer given in the current application form to the following question:

“Can the site be seen from a public road, public footpath, bridleway or other public land?”

The applicant has answered **“No”**.

This is not correct. The site can be seen from public locations, including **Wineham Lane**, and there are public rights of way in the surrounding area from which the site and/or parts of it can be seen.

This is particularly important in an application concerning site levels. Altering the ground or platform levels potentially alters the overall elevation and consequently the visual impact of the battery units, transformers, fencing, acoustic barriers and other infrastructure constructed upon them.

The Council's own assessment of DM/21/2276 acknowledged that existing neighbours would clearly be able to see the development, and landscape and visual impact formed an important part of the assessment of the original application. We therefore do not understand how the current application can state that the site cannot be seen from a public road, public footpath, bridleway or other public land.

We ask that this apparent factual inaccuracy is formally noted on the application file and is not relied upon by the Council when determining DM/26/2327.

Matters we ask the Council to establish before discharging Condition 12

Before Condition 12 is discharged, we respectfully request that Mid Sussex District Council:

1. Verifies that the **existing surveyed ground levels** shown on the September 2026 drawings accurately represent the existing site.
2. Identifies precisely where the **BESS bunds expressly required by Condition 12** are shown and establishes whether sufficient details of their dimensions, heights and levels have been provided.
3. Compares **EN04/01 and all accompanying September 2026 sections** directly with approved Site Plan **BOL-ADI-00-00-DR-A-003 P05** and approved Sections **BOL-ADI-00-00-DR-A-110 P02**.

4. Confirms that no layout, equipment or internal access changes which were not accepted under **DM/26/1671** have subsequently been incorporated into these Condition 12 drawings.
5. Establishes the resulting **overall elevations of the BESS units, transformers, fencing, acoustic barriers and associated infrastructure**, taking into account the proposed finished platform levels upon which that equipment will stand.
6. Confirms that these resulting elevations do not exceed or materially differ from those assessed as part of the landscape and visual assessment upon which planning permission DM/21/2276 was granted.
7. Confirms that the proposed levels do not adversely alter the approved **surface-water flow routes, drainage arrangements or protection of local watercourses**, which are also relevant to the reason for Condition 12.
8. Undertakes a **site visit**, including viewing the site from Wineham Lane and relevant public rights of way, rather than relying upon the applicant's statement that the site cannot be seen from public land.

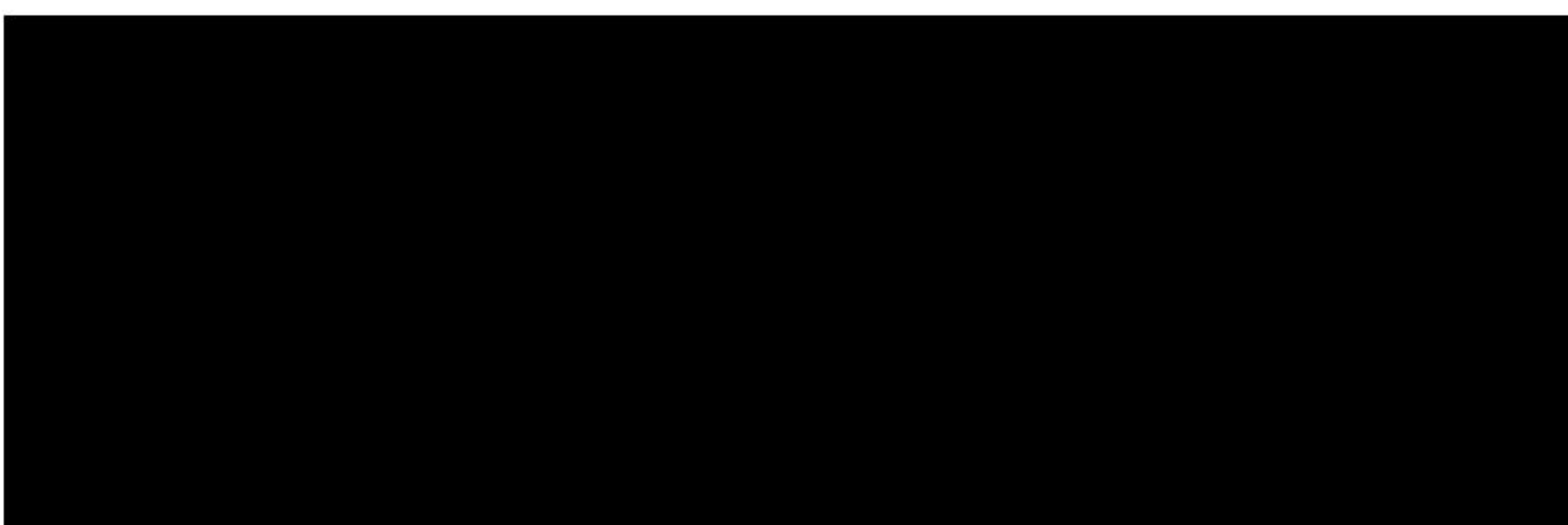
Conclusion

Given the express wording of Condition 12, we believe these matters require clarification before the condition can properly be discharged. In particular, we believe the Council should establish that the required bund details have been provided, that the September 2026 levels correspond with the development actually approved, and that the proposed finished levels do not result in a greater visual impact than that originally assessed.

We therefore respectfully request that **Condition 12 is not discharged until all of the above matters have been satisfactorily investigated and resolved.**

We would also be grateful if this representation could be placed on the public planning file for **DM/26/2327** and taken into account before the application is determined.

Yours faithfully,

A large black rectangular redaction box covering the signature and name of the sender.