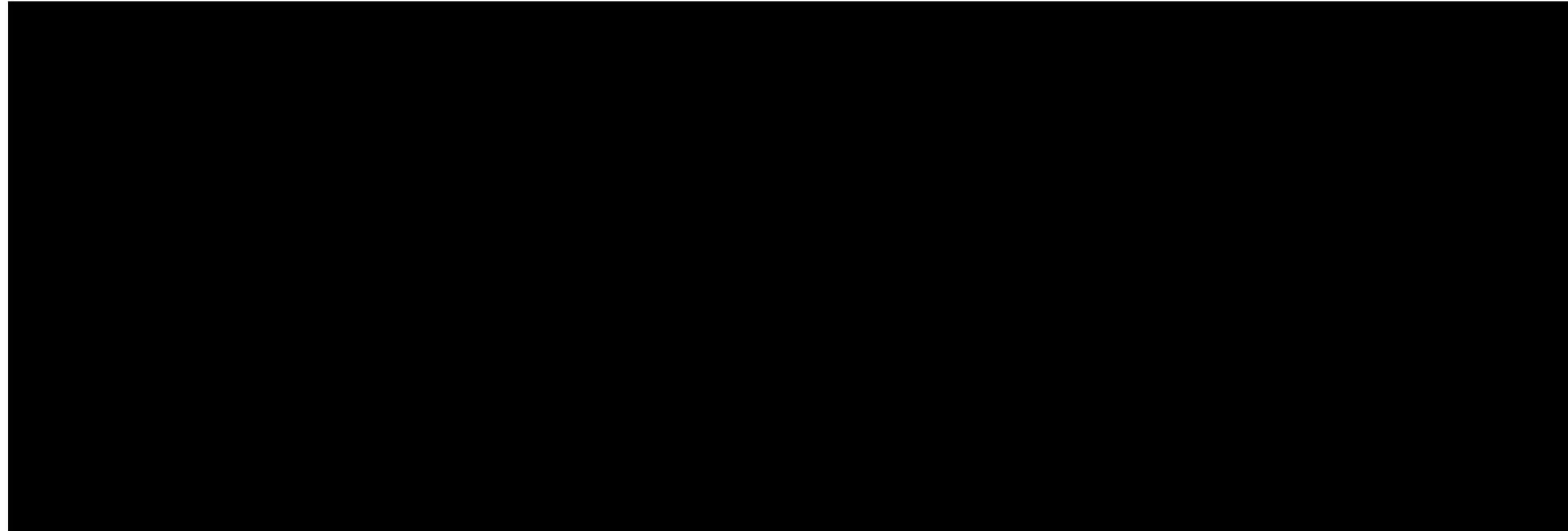


Andy Watt

From: [REDACTED]
Sent: 24 September 2026 15:36
To: Andy Watt
Cc: [REDACTED]
Subject: Re: DM/26/2326 – Discharge of Condition 2



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

Re: DM/26/2326 – Discharge of Condition 2

Land East of Wineham Lane, Wineham, West Sussex BN5 9AY
Original Planning Permission: DM/21/2276

Dear Mr Watt,

We wish to make representations regarding application **DM/26/2326**, which seeks the discharge of Condition 2 attached to planning permission DM/21/2276.

We have examined the submitted hard landscaping plan, landscape site plan and planting strategy. Before Condition 2 is discharged, we ask the Council to satisfy itself that the proposed landscaping provides the screening and mitigation required for the development actually approved under DM/21/2276.

Visibility of the site

We are particularly concerned that the application form answers “**No**” to the following question:

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

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 relevant to an application concerned specifically with landscaping and screening. The submitted plans themselves show substantial proposed boundary planting and screening, including along the Wineham Lane side of the development. The effectiveness of that screening is therefore an important consideration.

We ask that the Council does not rely upon the applicant's statement that the site cannot be seen from public land. We would also ask the case officer to undertake a site visit and consider the development from Wineham Lane and relevant public rights of way before Condition 2 is discharged.

Effectiveness of the proposed screening

The proposed BESS development contains substantial battery equipment and associated infrastructure. We therefore ask the Council to consider the effectiveness of the landscaping **when the development is first constructed and becomes operational**, rather than considering only how the landscaping might appear once it has reached maturity many years later.

The planting strategy should be assessed carefully in relation to the proposed size of plants and trees at the time of planting, planting densities, species, anticipated growth rates and the time likely to be required before meaningful screening of the development is achieved.

We also ask that adequate arrangements are secured for the maintenance of the landscaping and replacement of any trees, hedging or other planting that fails or dies.

Where landscaping is being relied upon to reduce the visual impact of this development, we believe effective screening should be established and maintained for the lifetime of the BESS facility.

Relationship with the approved development

We ask the Council to compare the new landscaping drawings directly with the landscape plans and site layout approved under **DM/21/2276**.

The Council should satisfy itself that the landscaping now being submitted relates precisely to the development that actually has planning permission and that it does not incorporate or accommodate subsequent alterations to the equipment layout, internal access arrangements or other elements of the development which have not themselves been approved.

This is particularly important given the subsequent applications that have sought changes to the approved development.

Relationship with site levels

We note that the separate application **DM/26/2327** has been submitted in relation to existing and proposed site levels under Condition 12, upon which we have already made separate representations.

We ask the Council to ensure that the landscaping proposed under DM/26/2326 is assessed against the final approved site and platform levels and the resulting overall height of the BESS equipment and associated infrastructure.

The effectiveness of screening cannot properly be assessed without knowing the finished elevation of the equipment which that landscaping is intended to screen.

Secondary/emergency access onto Wineham Lane

We also ask the Council to pay particular attention to the relationship between the proposed landscaping and the **secondary/emergency access onto Wineham Lane**.

The landscaping must be compatible with the visibility splays and any other highway requirements applying to that access. At the same time, any requirement to keep vegetation clear of the visibility splays could reduce the screening of the BESS development from Wineham Lane.

We therefore ask the Council to establish that the landscaping shown in the vicinity of the secondary/emergency access is compatible with the **final highway-authorised design and visibility requirements for that access**.

We also ask that the Council establishes that maintaining the required visibility splays throughout the lifetime of the development will not require planting shown on the landscape plans to be removed, substantially reduced or prevented from reaching the height or density upon which the landscape screening assessment relies.

Conclusion

Before Condition 2 is discharged, we respectfully ask Mid Sussex District Council to:

1. Formally note the apparent incorrect statement on the application form that the site cannot be seen from public land.
2. Undertake a site visit and assess views from Wineham Lane and relevant public rights of way.
3. Compare the submitted 2026 landscaping scheme directly with the landscaping and site layout approved under DM/21/2276.
4. Establish whether the proposed planting will provide meaningful screening when the BESS development first becomes operational and during its early years of operation.
5. Ensure adequate arrangements exist for the establishment, maintenance and replacement of the proposed planting.
6. Assess the landscaping against the final approved site levels and resulting overall equipment elevations.
7. Confirm that the landscaping surrounding the secondary/emergency access is compatible with all WSCC Highway requirements, including the required visibility splays.
8. Confirm that maintaining those visibility splays will not undermine the landscape screening being relied upon to mitigate views of the development from Wineham Lane.

Until these matters have been satisfactorily considered and clarified, we respectfully request that **Condition 2 is not discharged**.

We would be grateful if this representation could be placed on the public planning file for **DM/26/2326** and taken into account before the application is determined.

Yours faithfully,

