

Steven King

From: [REDACTED]
Sent: 27 September 2026 06:05
To: Steven King
Cc: [REDACTED]
Subject: [REDACTED]
Attachments: 01A - DAS Contents - Sections Listed to Page 114.pdf; 01B - DAS South East Landscape - Printed Pages 69-71.pdf; 02 - Proposed Site Plan - Grounds Keepers Store.pdf; 03 - Landscape GA Plan Rev P04.pdf; 04A - Vistry Archaeology Plan - Known Landfill and Extent to be Determined.pdf; 04B - Ground Investigation Extract - Landfill and Ground Gas.pdf; 05 - External Lighting Strategy Extract - Draft and TBC.pdf; 06A - 1959 RAF Aerial Photograph - Former Landfill 1.jpg; 06B - 1959 RAF Aerial Photograph - Former Landfill 2.jpg
Importance: High

Dear Steven,

Thank you for your email of 25 September.

Your confirmation that the overall publicity period for DM/26/2163 runs until 16 October resolves the conflicting dates of 9 and 16 October which appeared in the Council's different notices. We also note your confirmation that you discussed your 7 September email with Anna and that she was happy with it, and your clarification that the pre-application advice concerning roof form related to the overall design and architectural approach and the Design Guide rather than endorsement of a specific roof-pitch angle.

Since our last email I have carried out a much more detailed review of the material made publicly available for DM/26/2163. My detailed review was undertaken against the 102-document package I downloaded from the Planning Register. I have checked the register again today and it now contains 104 documents. The additional material I have identified appears to comprise consultation responses and does not alter the particular documentary and technical issues raised below.

Please treat this email, together with its nine attachments, as a formal representation from Jan and me on Reserved Matters application DM/26/2163 and place it in full on the public planning record for the application. We intend to submit a fuller consolidated joint representation before the end of the consultation period, so this representation should not be regarded as replacing or limiting that later submission.

The detailed review has resolved some matters, including an important point concerning the approximate heights of Blocks D and E. However, it has also brought other matters into much sharper focus. The two matters requiring the clearest answers are, first, the former landfill, ground-gas evidence and associated health and safety questions and, second, the Grounds Keeper / Landscape Maintenance and Storage Area and the promised screening along the sensitive south-east boundary. There are then further questions about apparently incomplete or missing application material, validation and the relationship of Blocks D and E with existing homes.

1. FORMER LANDFILL, GROUND GAS AND HEALTH AND SAFETY

This has now become one of our principal concerns and we believe it requires specific specialist consideration before the application is determined.

The attached January 2026 archaeological material prepared in connection with the earlier DM/23/2699 development contains four separate plans showing a substantial solid-blue area expressly identified as “Known Landfill”, surrounded by a materially larger blue-hatched area identified as “Extent of Landfill to be Determined” in the south-east part of the wider development site.

Attachment 04A:

Vistry Archaeology Plan - Known Landfill and Extent to be Determined.pdf

We have deliberately included all four plans because the same distinction between “Known Landfill” and “Extent of Landfill to be Determined” appears repeatedly, including on the aerial-photography version. This is not therefore something inferred from a single diagram.

The underlying archaeological document also states that further phases of evaluation would be required for development parcels in the north-east and south-east parts of the site once the impacts relating to the playing fields and community care centre had been determined.

The current Rangeford Ground Investigation Report presents a materially different visual picture. Its Figure 2-3 shows a considerably smaller “recorded extent” of the landfill/tip.

Attachment 04B:

Ground Investigation Extract - Landfill and Ground Gas.pdf

We appreciate that Figure 2-3 is described as a recorded extent derived from Groundsure information and may not purport to be a definitive survey of every part of historic tipping. That is precisely why we believe the difference now needs to be reconciled. Earlier formal material in the Council’s planning history shows a substantial “Known Landfill” area together with a significantly wider area where the extent was still “to be determined”, whereas the current report illustrates a much smaller recorded area.

The current report itself contains information which makes this particularly important. It states that the gas-generation potential is judged to be high to very high because the site comprises Made Ground, and that the sensitivity of the proposed development is high because it is a care development.

It records that Stantec had undertaken four rounds of gas monitoring and that a further two rounds were still to be undertaken within the 2026 boreholes. The resulting CS1 classification is expressly described as provisional and the report says that it will be updated upon completion of the monitoring. Its statement that no mitigation measures are required is therefore based on the data available to date and is expressly subject to confirmation with the LPA and warranty provider.

The same report subsequently provides for the potential installation of ground-gas mitigation measures subject to completion of the required monitoring. It also refers to independent verification following remedial works, including any ground-gas membrane installation, as well as excavation and disposal of historical Made Ground and engineered cover systems in gardens and public open space.

That requires clarification against what residents were told during Rangeford’s consultation. At the 23 July drop-in event, my clear recollection is that Chris Jackson told me that special gas-resistant membranes would be installed beneath the buildings to prevent landfill gas seeping into them, and that he was not simply referring to ordinary damp proofing.

There is also an important longer history to this concern. When we bought our house in Otterbourne Place in 1997, proposals for an East Grinstead bypass were still being discussed. Two of the route options then under consideration crossed this general area. My clear recollection from that time is that one of the considerations raised about those options concerned the former landfill, including whether the loading and vibration associated even with a roadway and regular traffic could disturb the underlying landfill and lead to the release or migration of landfill gases. There was an obvious additional concern about subsequently loading the land with housing.

We appreciate that this is a recollection of discussions from almost thirty years ago and we do not presently have the relevant bypass appraisal in front of us. We are therefore not asking the Council simply to accept that recollection as documentary evidence. We are asking the Council to check its own and West Sussex County Council's historic highway and environmental records to establish what was actually recorded about the landfill and those route options at the time.

There have also been what have long been understood locally to be landfill-gas vent pipes in the field throughout the many years that we have lived here. Again, the point is that the existence of the landfill and concerns associated with it are not new matters invented in response to the present application.

There is a further important documentary point. On the evening of 23 July, following my discussion with Chris Jackson at the consultation event, I emailed Chris directly, copying Howard Nankivell, Miles Willshire and residents, and attached two Historic England RAF aerial photographs taken on 14 May 1959. In that contemporaneous email I told Chris that, in my view, those photographs showed most of the southern half of the plot being used as landfill, extending to just across the road from us, with the former entrance close to the nearest property in Otterbourne Place.

Those are the same two photographs we attach again now.

Attachments 06A and 06B:

1959 RAF Aerial Photograph - Former Landfill 1.jpg

1959 RAF Aerial Photograph - Former Landfill 2.jpg

We are not suggesting that our interpretation of historic aerial photographs should substitute for professional contaminated-land or geo-environmental assessment. The opposite is the case. We now have historic aerial evidence supplied directly to Rangeford in July, earlier formal Vistry-era plans expressly mapping a substantial "Known Landfill" and a much wider "Extent of Landfill to be Determined", a long local history of concern about the landfill, and a current gas assessment which was still provisional when submitted.

Taken together, we believe that requires clear specialist verification.

Please therefore answer the following:

1. Has the Council's Environmental Health, contaminated-land or other appropriate geo-environmental specialist reviewed the evidence submitted for DM/26/2163?
2. If so, please identify the specialist consultation response or technical assessment and confirm where it can be seen on the public Planning Register.
3. Has that specialist specifically considered the earlier Vistry-era plans showing both the substantial "Known Landfill" and the wider "Extent of Landfill to be Determined" area in the south-east/care-village parcel?
4. How does the Council or applicant reconcile those earlier plans with the materially smaller recorded landfill area shown in Figure 2-3 of the present Rangeford Ground Investigation Report?
5. Has the actual full extent of historic landfill beneath or immediately adjoining the proposed care-village development now been established by appropriate investigation? If so, please identify the evidence which establishes it.
6. Have the two further rounds of gas monitoring identified as outstanding in the submitted Stantec report now been completed? If so, please identify the updated report which the submitted document itself says will be produced upon completion of monitoring.
7. Has the provisional CS1 assessment now been confirmed with the LPA and warranty provider?
8. How is the provisional statement that no mitigation measures are required reconciled with Chris Jackson's statement to residents concerning special gas-resistant membranes and with the report's own provision for potential installation of ground-gas mitigation measures subject to completion of monitoring?
9. Has the geotechnical assessment specifically considered the effects of the proposed buildings, roads and other infrastructure loads upon areas of historic landfill or Made Ground, including settlement, disturbance and any implications for gas-migration pathways?

10. Has the Council checked its own and West Sussex County Council's historic records relating to the former East Grinstead bypass route options and any landfill, ground-condition or ground-gas constraints identified at that time?
11. If specialist contaminated-land / Environmental Health consideration has not yet been completed, please confirm when it will take place and whether the application will be determined before the necessary specialist assessment has been completed.

We are not asserting that the proposed development has been demonstrated to be unsafe. We are asking the Council to demonstrate that a long-known site constraint has been completely identified, properly investigated and professionally assessed, both for the future elderly residents of the development and for the existing neighbouring community.

2. SOUTH-EAST BOUNDARY, GROUNDS KEEPER / LANDSCAPE MAINTENANCE AREA AND PROMISED SCREENING

This is the second issue of particular importance to us because the south-east part of the development directly affects our boundary and residential amenity.

Throughout consultation Rangeford presented the scheme as taking a sensitive, low-rise and landscape-led approach. At the 23 July event Chris Jackson told residents that substantial additional boundary screening was proposed, including mature planting / hawthorn or similar, with eventual screening reaching approximately 14 feet, or 4.3 metres.

I recorded that assurance in my email to Chris that same evening, copied to Howard Nankivell, Miles Willshire and residents. I also recorded that Chris had authorised me to communicate the proposed screening to other residents.

The submitted Design and Access Statement contains, at printed page 69, the "Landscape Plan – Spaces and Activities".

Attachment 01B:
DAS South East Landscape - Printed Pages 69-71.pdf

The key expressly distinguishes "Natural Areas and Vegetated Buffers" from a "Landscape maintenance and storage area". The natural/vegetated-buffer areas are presented as providing screening and visual buffers within the development.

However, at the south-east corner occupied by the Landscape Maintenance and Storage Area, the green vegetated-buffer zoning appears to stop rather than continue around that corner in the same way as elsewhere.

We appreciate that this is a landscape-zoning plan rather than an individual planting schedule, so we are not suggesting that page 69 proves that there will be no planting whatsoever there. The concern is more specific: the applicant's own zoning does not appear to designate this particularly sensitive corner within the landscape category expressly intended to provide natural and vegetated screening buffers.

The submitted Proposed Site Plan compounds that concern because it places the small building identified as "GM" – Grounds Keepers Store – within this same south-east corner, immediately adjacent to the part of the development closest to existing residential gardens.

Attachment 02:
Proposed Site Plan - Grounds Keepers Store.pdf

The submitted Landscape GA Plan is also directly relevant.

Attachment 03:
Landscape GA Plan Rev P04.pdf

That drawing refers the reader to the Planting Strategy in the Design and Access Statement for key species information. That becomes particularly significant given the apparent absence from the publicly available DAS of the later pages addressed in section 3 below.

This issue is not simply whether a small store building can physically be accommodated in the corner of the site. We need to understand how the whole Grounds Keeper / Landscape Maintenance and Storage Area will actually operate beside existing homes.

Please therefore identify:

1. The precise submitted drawing and specification which secure the substantial additional screening promised along the whole of the south-east boundary, including alongside the Grounds Keeper / Landscape Maintenance and Storage Area.
2. The proposed planting species and type.
3. The planting density and planting size at installation.
4. The expected establishment period.
5. How the approximately 4.3 metre eventual screening height stated to residents is secured.
6. The arrangements for replacement planting and long-term maintenance.
7. Exactly what activities are intended to take place within the Landscape Maintenance and Storage Area and Grounds Keepers Store.
8. The proposed hours and days of operation.
9. What gardening or maintenance machinery and other powered equipment may be stored, operated, started or maintained there.
10. Whether fuels, chemicals, fertilisers, pesticides or other gardening and maintenance materials are to be stored there.
11. Whether green waste, refuse or other waste is to be collected, stored or processed there.
12. What deliveries, contractor visits and other service-vehicle movements are expected, including their likely frequency and operating times.
13. What external lighting is proposed for this area.
14. What assessment has been undertaken of noise, disturbance, lighting and other amenity effects upon the immediately adjoining existing homes.

If these matters are assessed within the Noise Impact Assessment, an operational management plan or any other submitted document, please identify the precise document and relevant sections.

Given both the proximity to existing homes and the very specific screening assurances made to residents, we do not think the Grounds Keeper / Landscape Maintenance and Storage Area can properly be treated as an incidental ancillary feature. Its proposed use, operating arrangements, amenity effects and effective screening need to be clearly established as part of the assessment of DM/26/2163.

3. APPARENTLY INCOMPLETE DESIGN AND ACCESS STATEMENT

The landscape issue has revealed a wider documentary question.

The contents pages of the submitted Design and Access Statement identify material continuing through to printed page 114. Among the sections listed are:

Landscape Strategy – page 78
Central Facility Building – page 95
Apartment Plans – page 96
Bungalow Plans – page 99
Cottage Plans – page 100
Heritage – page 102
The Approach to Sustainability, Health & Wellbeing – page 103
Ecology & BNG – page 104
Parameter Compliance – page 106

Village Operations – page 111
Security & Site Management – page 112
Summary – page 114

Attachment 01A:
DAS Contents - Sections Listed to Page 114.pdf

However, the DAS material within the 102-document package I downloaded appears to stop at printed page 71. Attachment 01B demonstrates the end of the material I have been able to identify, moving from the South East Boundary character-area location plan at printed page 70 into “The Arrival” at printed page 71.

This is potentially important rather than simply a pagination issue. The apparently absent later material includes the Landscape Strategy and sections relating directly to the operation and management of the development. Furthermore, the final Landscape GA Plan itself directs the reader to the DAS Planting Strategy for key species.

Please therefore confirm:

1. Whether printed pages 72–114 of the DAS were submitted to the Council.
2. If so, exactly where those pages can be found on the public Planning Register.
3. If the Council holds them but they have not been published, when they will be made publicly available.
4. If those pages were not submitted, how the Council proposes to assess the matters which the applicant’s own contents page indicates are dealt with in those sections.

4. OTHER APPARENTLY MISSING OR INCOMPLETE TECHNICAL MATERIAL

The same review raises several further document-identification and completeness questions.

The application submission material lists a Noise Impact Assessment, and the Planning Statement refers to an environmental noise assessment. I have not been able to identify a separately published report of that description within the 102-document package.

This is especially relevant given the Grounds Keeper / Landscape Maintenance and Storage Area, gardening machinery, service movements, external bin stores and other operational activity.

Please confirm:

1. Whether the Noise Impact Assessment was submitted and, if so, its precise location on the public Planning Register.
2. Whether that assessment specifically considers operational noise affecting existing neighbouring residents, including the Grounds Keeper / Landscape Maintenance and Storage Area, gardening and maintenance machinery, deliveries, refuse/bin activity and service vehicles, rather than simply noise affecting future occupiers.

The submission material also refers to a Tree Survey alongside the arboricultural information. I have identified the Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan, but I have not identified a separately published Tree Survey.

Please confirm:

1. Whether the referenced Tree Survey was submitted and, if so, where it appears on the public Planning Register.
2. Whether the arboricultural assessment and tree-protection proposals have been checked against and reconciled with the final Landscape GA Plan P04, particularly along the south-east boundary.

The External Lighting Design Strategy raises a separate concern.

Attachment 05:

Its cover is expressly marked “DRAFT”. The document says that lighting calculations and spill-light analysis will be used to measure and verify performance. Its location plan then states that it is a plan for generic lighting zones and landscape-feature locations only, refers the reader to the landscape architect’s report for the detailed layout, and expressly states:

“LOCATION PLAN TO BE UPDATED IN LINE WITH LANDSCAPE ARCHITECTS FINAL LAYOUT - TBC”

Please therefore confirm:

1. Whether a final coordinated lighting plan has subsequently been submitted.
2. Whether the lighting calculations and spill-light analysis referred to in the strategy have been completed and submitted.
3. If not, what information the Council will require before assessing the effect of external lighting upon the existing neighbouring homes, particularly around Block E, the Grounds Keeper / Landscape Maintenance and Storage Area, bin stores, access routes and service areas.

5. VALIDATION AND COMPLETENESS OF DM/26/2163

Taken together, these matters raise an important question about the basis on which the application was validated.

We appreciate that validation and the subsequent assessment of planning merits and technical sufficiency are different matters. We are not suggesting that every subsequent request for clarification retrospectively makes an application invalid.

However, there is a legitimate question about what was actually before the Council when DM/26/2163 was validated and whether documents expressly identified by the applicant as part of its submission were present and publicly available.

Please therefore confirm:

1. Whether the Council received the complete DAS through printed page 114.
2. Whether it received the identified Noise Impact Assessment.
3. Whether it received the referenced Tree Survey.
4. Whether the External Lighting Design Strategy was accepted in the expressly marked “DRAFT” and “TBC” form now publicly available.
5. Whether the Council had the completed ground-gas monitoring referred to as still outstanding in the submitted Ground Investigation Report.
6. Whether the earlier Council-held/submitted information showing a substantial “Known Landfill” and wider “Extent of Landfill to be Determined” was identified and considered when the current application material was reviewed.
7. What checks were undertaken to establish that the documents necessary to assess the reserved matters and Condition 24 information were present.

If documents were properly submitted but have simply not appeared on the public Planning Register, please arrange for them to be made available and identify them to residents.

If relevant documents identified within the application material had not in fact been submitted, please explain how and when the Council intends to obtain them.

6. BLOCKS D AND E – HEIGHTS, LEVELS AND RELATIONSHIP WITH EXISTING HOMES

There is one point here which we are pleased to be able to clarify positively.

The submitted elevation drawings for Blocks D and E, KCP-PRP-DD-ZZ-DR-A-24003 P01 and KCP-PRP-EE-ZZ-DR-A-24004 P01, are both at 1:100.

Although the drawings themselves state “Do not scale drawing. Figured dimensions to be worked to in all cases”, measurements taken from the stated scale give approximate eaves and ridge heights of 6.2 metres and 10.4 metres.

Those scaled measurements therefore appear consistent with the figures Chris Jackson gave residents at the 23 July event and which I recorded to him that evening.

We think it is important to acknowledge that positive clarification rather than continue to suggest that those particular figures cannot be reconciled with the submitted elevations.

However, because the drawings expressly instruct the reader not to scale them, those remain scaled estimates rather than figured dimensions.

Please therefore confirm:

1. Whether the actual proposed dimensions for Blocks D and E are 6.2 metres to eaves and 10.4 metres to ridge.

The more significant outstanding issue concerns levels and the relationship with the existing homes. Chris told residents that Block E would be 1.5 metres below Imberhorne Lane and Block D 1.8 metres below it. The submitted level information does not make it clear to an ordinary resident which points on Imberhorne Lane were being used for those comparisons or whether the statements related to existing ground levels, proposed ground levels or finished-floor levels.

Please therefore confirm:

1. The precise reference points on Imberhorne Lane used for the 1.5 metre and 1.8 metre comparisons.
2. Whether those comparisons related to existing ground levels, proposed ground levels or finished-floor levels.
3. How those July statements reconcile with the submitted level information.

There is also the outstanding survey issue. Rangeford proposed further topographical and line-of-sight work involving neighbouring properties. On 30 July Chris proposed survey work during the week commencing 10 August, identified properties to be included and described the intended work and resulting plans/views. I agreed in principle to facilitate access and discussed the practical arrangements. On the afternoon of 31 July Chris then advised that no further topographical survey work would be undertaken before submission.

We are not suggesting that a particular drone or survey technique was legally mandatory. The question is whether the information now submitted gives the Council sufficient evidence to understand the relationship between Blocks D and E and the existing homes in Otterbourne Place and Bluebell Close in terms of relative levels, scale, massing, privacy, overlooking, outlook and daylight/sunlight effects.

Please therefore confirm:

1. Which submitted drawings, sections or other information the Council considers sufficient to assess those relationships with the existing homes.
2. Whether the Council considers any additional sections, contextual drawings, topographical information or other material necessary and, if so, what will be requested.
3. How the Council will assess the effects upon privacy, overlooking, outlook, scale, massing and daylight/sunlight where the additional resident-facing topographical and line-of-sight exercise proposed by Rangeford was not subsequently undertaken.

7. CONSULTATION PERIOD IF FURTHER INFORMATION OR ANSWERS ARE PROVIDED

You have confirmed that material changes to the application would need to be publicised.

There is also the practical issue of substantive information which appears to form part of the application but is currently unavailable, additional technical information which the Council may require, and the answers to the specific questions raised in this representation.

That may include, for example, missing DAS material, the Noise Impact Assessment, a Tree Survey, further landscape information, a final lighting assessment, completion of the gas-monitoring programme, revised landfill information, a remediation strategy, additional sections or levels information, or specialist Environmental Health / contaminated-land advice.

Residents need a meaningful period in which to examine any such material and, where appropriate, amend or supplement their representations. It would plainly be of little practical assistance if important technical information or answers were supplied only shortly before 16 October, leaving residents with insufficient time to understand and respond to them.

Please therefore confirm:

1. If substantive additional information, specialist advice or answers to the matters raised in this representation are not made available until close to, or after, 16 October, will the current 16 October consultation deadline be extended?
2. How long will residents be given to review and comment on substantive new or revised information once it is made publicly available?
3. Will that further period run from the date on which the information actually becomes publicly accessible on the Planning Register, rather than merely from the date it is received internally by the Council?
4. How will affected residents be notified that substantive new material has been published and that a further opportunity to comment is available?
5. If the Council does not intend to extend the 16 October date despite substantive information, specialist responses or answers to these questions remaining outstanding, please explain how residents are expected to have a fair opportunity to take that material into account before completing their representations.

8. OUTSTANDING FACTUAL QUESTION FROM 7 SEPTEMBER

Your 25 September email has answered or clarified several of the matters we previously raised. One simple factual question, however, remains unanswered.

My original question was not about the sequence or timing of the emails between us.

When I emailed you at 20:06 on 7 September asking whether the Reserved Matters application had been received, were you aware at that time that DM/26/2163 had been received by Mid Sussex on 2 September?

Please could you answer that question directly.

9. PUBLICATION OF THIS FORMAL REPRESENTATION

We note your statement that you will not comment further on the separate complaint about the Online Planning Register because that matter is being dealt with through the Council's complaints procedure.

We have now received the Stage 1 response and intend to request a Stage 2 review. We are not asking you to deal with the merits of that complaint in this email.

There is nevertheless a separate and immediate issue concerning the visibility of representations and supporting evidence during this live consultation.

Please therefore confirm:

1. That this email is being recorded as a joint formal representation from Andrew Brown and Jan Brown on DM/26/2163.

2. That all nine attachments are being recorded with that representation.
3. That the representation and its attachments will be made available on the public planning record.
4. The expected timescale before they become visible online.
5. If any part of the representation or any attachment cannot be published, exactly what will not be published and why.

10. RESIDENTS IN OTTERBOURNE PLACE AND BLUEBELL CLOSE

As you know, we are not pursuing these matters solely on our own behalf.

With their agreement, I have been coordinating the concerns of a number of residents in Otterbourne Place and Bluebell Close, several of whom have specifically asked me to help them understand the application and prepare their representations. Some are elderly and others have limited access to, or confidence with, the technology required to navigate the Planning Register and more than one hundred submitted documents.

I am therefore helping those residents to ensure that their concerns are properly put before the Council. Individual residents will submit their own representations where practicable, and where I submit or forward material on behalf of a particular resident I will make that clear.

That makes completeness of the public record, clear identification of additional documents and adequate time to consider them particularly important.

For transparency, we will also be forwarding this representation and its attachments to Howard Nankivell and Chris Jackson at Rangeford so that the applicant is aware of exactly the matters we have formally raised with the Council.

ATTACHMENTS

For ease of reference, the nine supporting attachments are:

- 01A - DAS Contents - Sections Listed to Page 114.pdf
- 01B - DAS South East Landscape - Printed Pages 69-71.pdf
- 02 - Proposed Site Plan - Grounds Keepers Store.pdf
- 03 - Landscape GA Plan Rev P04.pdf
- 04A - Vistry Archaeology Plan - Known Landfill and Extent to be Determined.pdf
- 04B - Ground Investigation Extract - Landfill and Ground Gas.pdf
- 05 - External Lighting Strategy Extract - Draft and TBC.pdf
- 06A - 1959 RAF Aerial Photograph - Former Landfill 1.jpg
- 06B - 1959 RAF Aerial Photograph - Former Landfill 2.jpg

We remain abroad until 3 October and are dealing with this during a family holiday. We would therefore be grateful for as substantive a written response as possible by close of business on Friday 2 October, so that we and the residents I am assisting have a realistic opportunity to consider the Council's answers before the confirmed 16 October deadline.

We appreciate that several of these questions may properly require input from Environmental Health, contaminated-land, geo-environmental, landscape, arboricultural, noise or other specialist officers rather than from you personally. We are not asking you to answer matters outside your own expertise. Where specialist input is required, please identify the relevant officer or consultee, confirm that the question has been referred to them, and indicate when their response is expected.

Kind regards,



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

Sent: 25 September 2026 18:02

Subject: RE: DM/26/2163 - conflicting consultation deadlines and outstanding questions from 7 September

Dear Andrew

With regards to your first question, the overall publicity period for the reserved matters application DM/26/2163 is 16th October. When neighbour notification letters are sent out, there is a default period of 21 days from the date the letter is printed. As this is a major application, there is a requirement for additional publicity, and this is what has generated the later date.

I discussed my e mail of 7th September with Anna, and she was happy with this. Our pre application advice regarding the Care Village was based upon the documents submitted by the applicants and our knowledge of the site, which we have visited previously.

With regards to the roof pitch, the advice provided related to the overall design approach and some elements of the overall architectural approach and how the proposal would relate to the context. Reference would have been made in the discussions to the Design Guide rather than detailed advice on the angle of roof pitches for the proposed buildings.

Now that the application for the reserved matters consent has been submitted, we will assess all the documents and plans that have been provided. The application will be assessed based on what the applicants have provided in their application. If there is a need for additional information to enable us to properly assess the application, then we will ask the applicants for such information.

If there are material changes to the application, then those changes will need to be publicised.

I am a little confused by the query regarding the receipt of the reserved matters application. My e mail of 7th September, sent at 16:01, was in response to your e mails to Anna regarding the pre application advice. You sent a further e mail later that day on 7th September at 20:06 asking further questions, including about the receipt of the reserved matters application. As you know, the reserved matters application has now been validated and is available for inspection and comment.

I am aware that you have made a formal complaint regarding the issue relating to the Online Planning Register and the Head of Development Management will respond to that so I will not be making any further comment on those matters.

Regards

Steven King, BSc (Hons) Dip TP, MRTPI
Team Leader, Major Development
Mid Sussex District Council
01444 477556

Steven.King@midsussex.gov.uk
www.midsussex.gov.uk

Subject: DM/26/2163 - conflicting consultation deadlines and outstanding questions from 7 September
Importance: High

Dear Steven,

I have now seen that the Rangeford / Kingscote Place Reserved Matters application has been validated under reference DM/26/2163 and that consultation is under way.

Before anything else, I need clarification of the consultation deadline because the two attached official Mid Sussex documents give different dates. The attached Notification of Planning Application dated 18 September states that comments “must be received before 9th October 2026”, whereas the attached Planning Notice states that comments should be made “before 16th October 2026”.

Please could you confirm as soon as possible which date is the operative deadline for representations on DM/26/2163 and explain why two different dates have been issued by the Council.

I am also replying to my email below of 7 September 2026 at 20:06 because I have still received no substantive response to the seven questions I asked. Those questions are now particularly pertinent and important to answer because the scheme has moved into the Reserved Matters stage and the Council is actively consulting on the submitted proposals.

For ease of reference, I asked:

1. Does your email of 7 September reflect Anna’s own response and recollection of the advice she gave, and has Anna seen and approved the response you have sent on her behalf?
2. What information did Anna rely upon when she concluded that she had considered the style, scale, roof form, ridge height and character of the existing homes in Otterbourne Place and Bluebell Close, given that no survey of those affected properties was undertaken during the consultation?
3. Given Anna’s advice that further topographical and level information, sections, surrounding context and street scenes were required so that the scheme could be fully assessed, will Mid Sussex require that information to be provided with the Reserved Matters application, and will the late withdrawal of Rangeford’s proposed additional survey and line-of-sight work be fully taken into account when the application is assessed?
4. What exactly did Anna advise Rangeford about roof pitch? Did she specifically advise or support the proposed 42.5-degree pitches, and if so, how were the substantially shallower roof forms of the immediately adjacent existing houses taken into account?
5. Will the submitted application clearly show and confirm the definitive heights for Blocks D and E, including the 3.1 metre first-floor height, 6.2 metre eaves height and 10.4 metre ridge height confirmed by Chris Jackson at the 23 July consultation event, together with finished floor levels, sections and contextual comparisons with the existing homes opposite?

6. Please could you let us know as soon as Rangeford's Statement of Community Involvement is available so that residents can compare it with the contemporaneous consultation record and prepare the Residents' Statement on Community Involvement and Consultation Conduct?
7. Has the Reserved Matters application now been received by Mid Sussex? If not, what is the current expected timetable, if known, for submission, validation, publication on the public Planning Register and commencement of the statutory consultation? What planning reference will it use when validated, and how will directly affected residents be notified while the tracked-application notification system remains unreliable?

Questions 1–5 remain directly relevant to the assessment of DM/26/2163 and I would be grateful for substantive answers to them. Question 6 has now been overtaken in part by publication of Rangeford's Statement of Community Involvement, which residents will be comparing with the contemporaneous consultation record in preparing our own Residents' Statement on Community Involvement and Consultation Conduct.

Question 7 now raises a separate issue which I would also like you to address. The Council's record shows that DM/26/2163 was received on 2 September 2026, five days before I specifically asked you whether the Reserved Matters application had been received. Please could you confirm whether you were aware on 7 September that the application had already been received and, if so, why that information was not provided in response to my question.

I appreciate that validation did not take place until 17 September, but my question was specifically whether the application had been received, not whether it had been validated or published.

Given that these questions have already been outstanding since 7 September and are now directly relevant to the live Reserved Matters consultation, I would be grateful for a substantive email response by the end of this working week. If there are any questions which you or Anna are unable to answer by then, please let me know which ones and when I can expect a response. If there are any questions which you or Anna do not intend to answer, please say so expressly and explain why.

Kind regards,

Andrew Brown

Subject: RE: FAO: Anna Framarczyk-Dillon - Kingscote Place / Imberhorne Farm design advice and adjacent existing homes

Importance: High

Dear Steven,

Thank you very much for your reply.

I was slightly surprised that the response came from you rather than Anna herself, particularly as a number of the questions raised concerned what Anna personally considered and advised during the pre-application process.

The first residents' email for Anna was sent on 31 July 2026 at 12:34, followed by further correspondence on 4 August and 13 August and subsequent chasing. I appreciate that Anna has had periods of annual leave, but it has been frustrating that it has taken this long to receive a response, particularly given that Rangeford had said its planning application was being finalised.

Please could you then confirm that your response reflects Anna's own recollection and advice and that she has seen and approved what you have said on her behalf?

One particularly important part of your reply is this:

"Anna advised that further information would be required regarding topography and levels so that the scheme could be fully assessed. It was advised that sections through the site and its surrounding context and street scenes would all help to show the proposed scheme in context."

That is significant because it closely reflects one of the principal concerns that residents in Otterbourne Place and Bluebell Close have been raising throughout the consultation.

At the 23 July consultation event, Chris Jackson of Rangeford told us that completing the additional topographical work would allow Rangeford to provide clearer line-of-sight information, including views from existing homes towards the proposed buildings. We agreed that the necessary access could be arranged.

On 30 July, Chris confirmed in writing that Rangeford's topographical surveyors were available in the week commencing 10 August, identified Pinehurst House, West Lodge and 12 Bluebell Close for inclusion, referred to a possible drone flyover, and said the resulting plans and views would be issued as quickly as possible.

However, at 15:36 on Friday 31 July, on the final working afternoon before the consultation closed on Sunday 2 August, Chris informed us that *"the decision has been made that no further topographical survey work will be undertaken prior to submission of the planning application"*.

The further survey did not take place, and the promised information on levels and line of sight was therefore not produced before the consultation closed. This caused considerable concern among residents because we had been told that the additional work would help clarify levels, heights, overlooking, sightlines and the relationship between the proposed buildings and our homes, yet we were left without that information at the point the consultation ended.

You have been directly included in residents' correspondence on these issues from well before the survey was cancelled. The detailed email of 23 June was sent directly to you and Planning Information and raised the height, scale and planning-control concerns before the first consultation event. Further correspondence followed throughout July, including the collective residents' email sent for Anna's attention on 31 July, on which you were copied.

You were also copied into the subsequent correspondence placing the last-minute cancellation before the Council, including the correspondence escalated to Howard Nankivell. Howard subsequently endorsed Rangeford's position that no additional topographical, drone or line-of-sight work was required before submission. Mid Sussex Planning and the elected representatives copied into those exchanges were therefore made aware of the concerns as they developed, rather than only after the event.

Against that background, Anna's advice that further information regarding topography and levels was required so that the scheme could be fully assessed is particularly important. We very much hope that the late cancellation and the circumstances surrounding it will be fully taken into account when Mid Sussex Planning assesses the reserved matters application and when the elected representatives consider the matter in their respective roles. I would also expect the application to contain sufficient sections, existing and proposed levels, street scenes and other contextual material to allow the relationship with the existing homes in Otterbourne Place and Bluebell Close to be properly assessed.

There remains, however, an important point which I do not think your response answers: the roof-pitch advice.

Chris Jackson identified Anna as the Council Architect/Urban Designer involved in the design advice and told us that the roof-pitch issue had arisen in two pre-application meetings and the Design Review Panel. He subsequently told

us that the proposed roof pitches were 42.5 degrees and that the Mid Sussex Design Guide requires pitches above 40 degrees.

The concern has never simply been whether 42.5 degrees satisfies a numerical provision in the Design Guide. It is why such steep roof forms were considered appropriate immediately opposite existing houses whose roof forms are substantially shallower, particularly the Georgian-style houses in Otterbourne Place.

You now say that Anna considered the style, scale, roof form, ridge height and character of the existing homes before giving advice. If so, please could you explain to us exactly what Anna advised Rangeford about the roof pitches? In particular, did she advise Rangeford to use pitches of 42.5 degrees, or did she simply advise that the scheme should comply with the general Design Guide requirement? If the former, how were the much shallower roof forms of the immediately adjacent existing houses taken into account?

It would also be helpful to know what information Anna relied upon when considering the height, scale, roof form and character of the existing homes. No survey of the affected properties in Otterbourne Place or Bluebell Close was undertaken by Rangeford during the consultation, and the additional work which would have provided the further topographical data, levels and line-of-sight information was subsequently withdrawn.

The actual building heights remain central to residents' concerns. At the 23 July event Chris Jackson confirmed, in front of residents, a first-floor height of 3.1 metres, an eaves height of 6.2 metres and a total ridge height of 10.4 metres for Blocks D and E, and specifically said that I could repeat those figures to residents. I did so, and the figures were recorded contemporaneously in correspondence copied to you.

Those figures were not subsequently confirmed by Howard Nankivell when the matter was escalated to him. I would therefore expect the eventual application to show clearly the definitive finished floor levels, eaves heights, ridge heights, sections and relationship with the existing homes, rather than relying simply on the description "two storeys" or "below 11 metres".

The consultation record also remains important. Residents intend to prepare a "**Residents' Statement on Community Involvement and Consultation Conduct**" once Rangeford's own "**Statement of Community Involvement**" is available. The purpose will be to compare Rangeford's account of the consultation against the contemporaneous correspondence and identify any material omissions, inconsistencies or disputed descriptions, including the late withdrawal of the additional topographical and line-of-sight work.

Please could you therefore let us know as soon as Rangeford's Statement of Community Involvement becomes available so that residents have a proper opportunity to review it?

Finally, the separate problem with the Mid Sussex Online Planning Register remains unresolved. You are already aware of this from the correspondence with the Chief Executive's office. The public warning continues to state:

"Performance issues:

The Council is aware of performance issues affecting users with registered accounts and parish councils making consultation responses using the Online Register.

If you have tracked an application, you will not be notified of changes in status and should check the case regularly on this site.

We are attempting to diagnose the fault and provide a resolution as soon as possible.

Basic searching and document retrieval remains unaffected.

We apologize for the inconvenience that this may cause."

That creates an obvious difficulty for residents waiting for this particular application. Please could you therefore confirm whether the reserved matters application has yet been received by Mid Sussex and, if not, whether you have any indication of when it is now expected? Once submitted, please could you also tell us the planning reference under which it will appear, when it is expected to be validated and placed on the public Planning Register, when the statutory consultation is expected to begin, and how directly affected residents will be notified while the registered-user tracking and notification functions remain unreliable?

For ease of reference, the points on which I would be grateful for a response are:

1. Does your email of 7 September reflect Anna's own response and recollection of the advice she gave, and has Anna seen and approved the response you have sent on her behalf?
2. What information did Anna rely upon when she concluded that she had considered the style, scale, roof form, ridge height and character of the existing homes in Otterbourne Place and Bluebell Close, given that no survey of those affected properties was undertaken during the consultation?
3. Given Anna's advice that further topographical and level information, sections, surrounding context and street scenes were required so that the scheme could be fully assessed, will Mid Sussex require that information to be provided with the reserved matters application, and will the late withdrawal of Rangeford's proposed additional survey and line-of-sight work be fully taken into account when the application is assessed?
4. What exactly did Anna advise Rangeford about roof pitch? Did she specifically advise or support the proposed 42.5-degree pitches, and if so, how were the substantially shallower roof forms of the immediately adjacent existing houses taken into account?
5. Will the submitted application clearly show and confirm the definitive heights for Blocks D and E, including the 3.1 metre first-floor height, 6.2 metre eaves height and 10.4 metre ridge height confirmed by Chris Jackson at the 23 July consultation event, together with finished floor levels, sections and contextual comparisons with the existing homes opposite?
6. Please could you let us know as soon as Rangeford's Statement of Community Involvement is available so that residents can compare it with the contemporaneous consultation record and prepare the Residents' Statement on Community Involvement and Consultation Conduct?
7. Has the reserved matters application now been received by Mid Sussex? If not, what is the current expected timetable, if known, for submission, validation, publication on the public Planning Register and commencement of the statutory consultation? What planning reference will it use when validated, and how will directly affected residents be notified while the tracked-application notification system remains unreliable?

Thank you again for responding. We would be grateful for clarification of these remaining points.

Kind regards,

Andrew Brown

CC: Anna Kramarczyk; Planning Information; Richard Tramontin; Richard Brazier; Gillian Fudge; Councillor Dick Sweatman; Councillor Rex Whittaker; Janice Brown

Copies delivered to residents of 1, 2, 3, 4, 6, 8, 10, 12 and 14 Bluebell Close.

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

Sent: 07 September 2026 16:01

existing homes

Dear Andrew

I am writing on behalf of Anna who has now returned from annual leave, in response to your e mails regarding the design advice that was provided by Anna as part of the pre application enquiry regarding the proposed care village. Apologies for the delay in replying.

Anna did consider the style, scale, roof form, ridge height and character of the existing homes in Otterbourne Place and Bluebell Close before giving design advice to Rangeford. Anna was aware of the surrounding context and buildings, including the height and scale of the surrounding buildings. Anna advised that further information would be required regarding topography and levels so that the scheme could be fully assessed. It

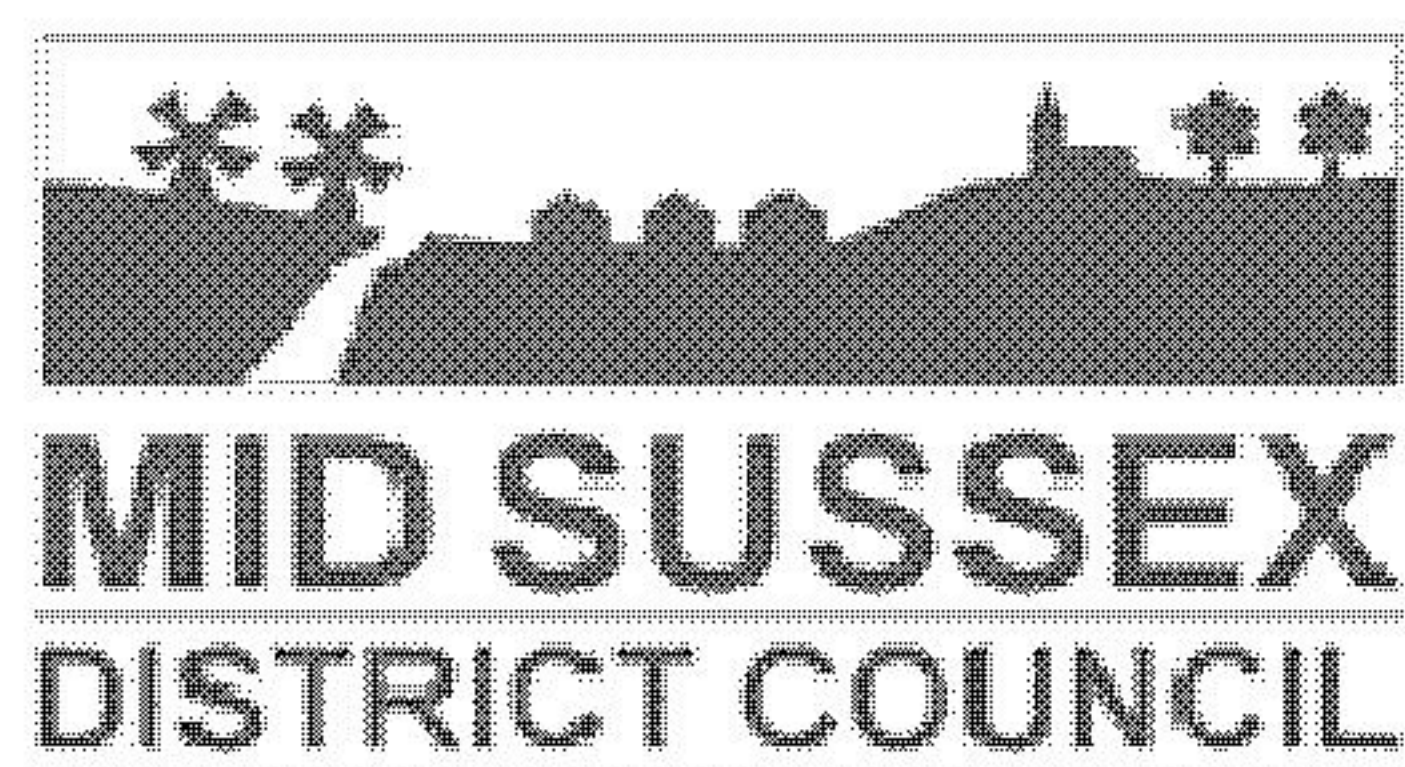
was advised that sections through the site and its surrounding context and street scenes would all help to show the proposed scheme in context.

It will be a matter for the applicants to consider the design advice that has been provided when they prepare and submit their reserved matters application. When such an application is submitted, we will need to assess the proposal, having regard to the development plan, national policy in the National Planning Policy Framework and other material planning considerations, which will include the Councils Design Guide and any views received from interested parties, such as neighbouring residents and the Town Council.

Regards

Steven King, BSc (Hons) Dip TP, MRTPI
Team Leader, Major Development
Mid Sussex District Council
01444 477556

Steven.King@midsussex.gov.uk
www.midsussex.gov.uk



Working together for a better Mid Sussex

Cc: planninginfo <planninginfo@midsussex.gov.uk>; Steven King <Steven.King@midsussex.gov.uk>
Subject: RE: FAO: Anna Framarczyk-Dillon - Kingscote Place / Imberhorne Farm design advice and adjacent existing homes
Importance: High

Dear Anna,

I am following up my emails of 31st July and 4th August concerning the design advice provided in relation to the proposed Kingscote Place / Imberhorne Farm development.

Peter Davies confirmed on 4th August that my original email had been forwarded to you internally and advised that you were on leave until 5th August. I therefore sent the further email below through Planning Information so that it remained on the Council's record.

It has now been a further nine days and I have not yet received a substantive response.

The questions raised are important because they concern whether the existing homes in Otterbourne Place and Bluebell Close were properly considered when design advice was provided in relation to Blocks D and E, particularly their scale, roof form, ridge height, massing and relationship with the immediate residential context.

As Rangeford has indicated that its planning application is being finalised, I would be grateful if you could please let me know when I can expect your substantive written response to the questions already raised.

For ease of reference, my previous correspondence is included below.

Kind regards,

Andrew Brown

To: 'planninginfo' <planninginfo@midsussex.gov.uk>

Subject: RE: FAO: Anna Framarczyk-Dillon - Kingscote Place / Imberhorne Farm design advice and adjacent existing homes

Importance: High

Dear Anna,

I am forwarding the email below following confirmation from Peter Davies that my previous email had been forwarded to you, but that you were currently on leave until 5 August 2026.

I understand from Chris Jackson of Rangeford that you were involved as Architect/Urban Designer at Mid Sussex District Council in relation to design guidance for the Kingscote Place / Imberhorne Farm proposals, including matters such as roof pitches, and that this was discussed in the context of the pre-application process and Design Review Panel.

The reason for contacting you directly is that residents in the adjacent homes are trying to understand how the existing residential context immediately opposite the proposed Blocks D and E was considered during the design advice process.

The concern is not simply whether the proposed roof pitch complies with general design guidance. The concern is whether the scale, height, roof form, massing and overall relationship with the existing homes in Otterbourne Place and Bluebell Close were properly considered.

As set out in my email below, Rangeford confirmed at the 23 July drop-in event that Blocks D and E would have a ridge height of 10.4 metres. The existing homes directly opposite have ridge heights understood to be around 7.4 metres. Residents are therefore seeking to understand how the proposed buildings were assessed as appropriate in that immediate residential context.

I would be grateful if you could please provide a written response to the questions raised below, particularly:

1. whether the existing homes in Otterbourne Place and Bluebell Close were specifically considered when design advice was provided;
2. whether any written design advice, pre-application note or Design Review Panel comments explain how the immediate neighbouring properties were taken into account;
3. whether you remain satisfied that the proposed height, roof form, scale and massing of Blocks D and E respond appropriately to the existing residential character opposite the site.

Given that Rangeford has indicated that the planning application is being finalised, a response before submission would be very helpful so that residents can understand the design-advice background.

Thank you for your assistance.

Kind regards,

Andrew Brown

Subject: RE: FAO: Anna Framarczyk-Dillon - Kingscote Place / Imberhorne Farm design advice and adjacent existing homes

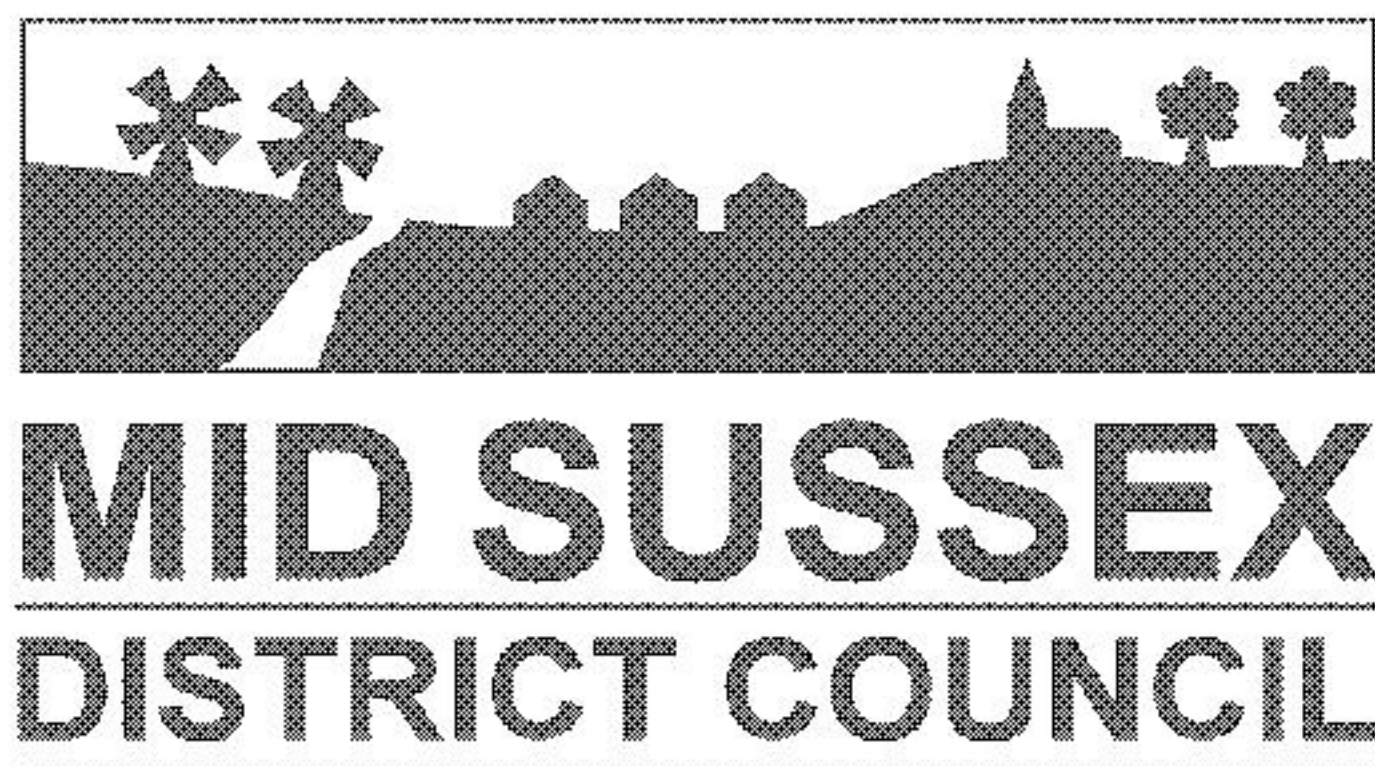
Dear Andrew,

Your email has been forward onto Anna. However she is currently on leave until 05/08/2026. Should you want to contact her directly you can do so by emailing [REDACTED]

Kind regards

Peter

Peter Davies
Trainee Planning officer
Mid Sussex District Council
planninginfo@midsussex.gov.uk
www.midsussex.gov.uk



Working together for a better Mid Sussex

Subject: FAO: Anna Framarczyk-Dillon - Kingscote Place / Imberhorne Farm design advice and adjacent existing homes

Importance: High

FAO: Anna Framarczyk-Dillon, Architect/Urban Designer

Dear Ms Framarczyk-Dillon,

We are writing to you following Rangeford's recent drop-in event for the proposed Kingscote Place / Imberhorne Farm development.

Chris Jackson, the Senior Land Manager for the development at Rangeford, has told residents that you were involved as Architect/Urban Designer at Mid Sussex DC in relation to design guidance, including the proposed roof pitches. He referred to this in the context of pre-application meetings and the Design Review Panel.

Residents in the adjacent houses are concerned that the established style, scale and character of the existing houses in Otterbourne Place and Bluebell Close appear not to have been properly taken into account when design advice was given to Rangeford. These are the homes directly opposite the proposed Blocks D and E and are the properties most affected by the height, roof form, scale, bulk and massing of those blocks.

The concern is not simply whether the proposed roof pitch complies with a general design guide. The concern is whether the design advice properly considered the actual local context immediately opposite the site. The existing homes in Otterbourne Place and Bluebell Close are conventional two-storey residential houses, with a ridge height of around 7.4 metres. By contrast, Rangeford confirmed at the drop-in event that Blocks D and E would have a total ridge height of 10.4 metres. That is a 3 metre increase in ridge height compared to the existing adjacent houses.

Rangeford also suggested to residents that Mid Sussex DC's design advice was supportive of that approach, including the ridge height and the proposed roof form. If that is correct, we would like to understand why design advice from the Council supported apartment blocks of that height and mass immediately opposite existing two-storey houses of significantly lower ridge height.

Please could you explain why the adjacent existing homes in Otterbourne Place and Bluebell Close do not appear to have been reflected in the design approach advised to Rangeford?

In particular, please could you confirm:

1. whether you personally considered the style, scale, roof form, ridge height and character of the existing homes in Otterbourne Place and Bluebell Close before giving design advice to Rangeford;
2. whether Rangeford was specifically advised to design Blocks D and E so that they responded to those existing homes directly opposite the site;
3. whether you were aware that the existing houses opposite have a ridge height understood to be around 7.4 metres, compared with Rangeford's confirmed 10.4 metre ridge height for Blocks D and E;
4. whether any written design advice, pre-application note or Design Review Panel comment explains how the existing homes in Otterbourne Place and Bluebell Close were taken into account;
5. whether you still consider the proposed design, roof form and 10.4 metre ridge height of Blocks D and E to be appropriate in that immediate residential context.

Residents were previously told in Rangeford's own proposal literature that the scheme would follow "*a sensitive, low-rise and landscape-led approach*". We do not understand how apartment blocks with a ridge height 3 metres higher than the existing homes directly opposite can properly be regarded as sensitive, low-rise or in keeping with that immediate setting.

We would be grateful for a clear written response before the planning application is submitted, so that residents can understand whether the immediate neighbouring properties were properly considered at the design-advice stage.

Please could you acknowledge receipt of this email by return and let us know when we can expect a substantive written response?

Kind regards,

Andrew Brown, Janice Brown, Richard Tramontin, Richard Brazier, Gillian Fudge and on behalf of residents of 1, 2, 3, 4, 6, 8, 10, 12 and 14 Bluebell Close.

Andrew Brown
Pinehurst House
Otterbourne Place Mob: +44(0)7739 920200
Imberhorne Lane
East Grinstead
West Sussex
RH19 1RQ

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any

attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.