

Joseph Swift

From: [REDACTED]
Sent: 28 May 2026 12:18
To: Joseph Swift
Subject: Planning application DM/26/0073 – Public Note regarding the FOI Disclosure of Pre-Application Advice R333922

Dear Mr Swift

I have just read the pre-application correspondence recently released following the internal review by Mid Sussex District Council FOI reference **R333922**. This information did not appear to be available during the public consultation period, so I hope you will be able to accept my comments for consideration and record as there seem some significant items to respectfully point out, very relevant to the consideration of the current planning application:

A. The Senior Planning Officer stated that the development would not accord with the development plan and they advise against making an application. Advice given because the site is currently classified as countryside and is not allocated for development in the adopted plan.

B. The Conservation Officer reports that the proposal to cause a "*mid-range*" level of harm to Old Dunnings Mill GII listed building's setting. This is a greater level than suggested in the applicant's Heritage Statement. A mid range level of harm implies significant further consideration under NPPF paragraph 208 and suggests there isn't a clear justification for approval

C. The Council's advice requires a tenure split of 25% First Homes and 75% Social or Affordable Rent. This contrasts with the applicant's later request (in the newly uploaded affordable-housing documents) for flexibility to move to 100% shared ownership/shared equity or discounted open-market tenure due to Registered Providers declining involvement. This discrepancy raises further questions regarding the deliverability and policy compliance of the affordable housing provision.

Overall the documents seem to highlight that the Council recommendation was ignored and that there are unresolved conflicts around the housing ratios (DPH7), heritage concerns (DP34) in addition to the concerns set out in earlier notes relating to HNWL matters. As well as the formal objection from the Lead Local Flood Authority (LLFA), inherent design issues and other major technical considerations. This FOI disclosure and further submissions appear to suggest that there remain significant roadblocks preventing this proposal

Thanks for your time and further consideration on this matter.

Best regards

[REDACTED]
3 Streatfield Place
RH194RQ