

## Peter Davies

---

**From:** [REDACTED]  
**Sent:** 17 August 2026 12:21  
**To:** [REDACTED]  
**Subject:** Objection and procedural requests — Reserved Matters application DM/26/1961, Land at Foxhole Farm, Foxhole Lane, Bolney  
**Attachments:** Objection - DM-26-1961 Reserved Matters as submitted.docx

Dear Ms Fisher,

Please find attached my objection to the above reserved matters application (DM/26/1961). I should be grateful if it could be placed on the public file and taken into account in the determination.

The objection sets out the substantive grounds in full. Alongside them it makes a number of procedural requests, which I bring together here for convenience.

Publication of documents not currently on the public register

1. The application justifies omitting the M4(3) wheelchair-accessible affordable dwellings required by the Section 106 agreement by reference to confidential pre-application advice (reference DM/26/0645, dated 12 March 2026). That advice does not appear on the public register — a search returns no results. I ask that its substance, and any caveats within it, be placed on the public file so that the justification can be properly tested. This is the more important because the applicant's own Design and Access Statement records a later meeting, on 16 April 2026, at which officers are said to have confirmed that detailed M4(3) accessibility specifications would be required — the opposite of the position now advanced.

2. The applicant reproduces only selected extracts of the Mid Sussex Design Review Panel's written advice of 15 July 2026, expressly stating that the advice "will not be listed in full for conciseness." As the Panel is an independent body whose views are a material consideration, I ask that its full written advice be placed on the public file and reported to committee, rather than left as summarised by the applicant.

Further consultation and referral

3. I ask that the scheme be referred back to the Mid Sussex Design Review Panel for the second, application-stage review that the Panel's own Terms of Reference envisage (and which the fee paid by the applicant expressly covers). The Panel has so far seen the scheme only at pre-application stage. The "Revised Design Responses" set out in the application are the applicant's own account of how it says it has addressed the Panel's comments, not the Panel's assessment of them — and the Panel's first-round concerns included that the density is "excessive, resulting in an over-development of the site" and that the scheme "lacks a strong sense of place and local character."

4. Several statutory and technical consultees raised concerns at the outline stage on matters (appearance, landscaping, layout and scale) that were reserved to this stage. As this application is where those matters fall to be resolved, I ask that the relevant consultees be re-consulted and their positions confirmed before determination — in particular Sussex Police (Designing Out Crime Officer), the Council's Landscape Consultant, the Conservation Officer and the Environmental

Protection Officer — since the submission does not demonstrate that their reserved-matters concerns have been addressed.

5. I ask that West Sussex County Council, as Highway Authority, be asked to confirm: the visitor and unallocated parking provision and the garage sizes; the electric-vehicle charging provision measured against the County's year-indexed parking-guidance standard rather than the bare Building Regulations Part S minimum; the refuse-collection arrangements shown on the Refuse Collection Layout (resident bin-drag distances, crew-pull distances and refuse-vehicle reversing near homes and play areas); and the road geometry around the Kangaroos community-building drop-off, which sits close to a near-90-degree bend and a junction.

6. I ask that the Lead Local Flood Authority be asked to reconcile the applicant's internally inconsistent drainage figures (the Northern Parcel discharge rate and the two different contributing areas) before conditions 7 and 30 are discharged; Southern Water's no-objection does not address that inconsistency. I also ask that Southern Water's point about a sewer "now deemed to be public" possibly crossing the site be secured by an appropriate condition or informative, together with a build-over or diversion agreement if a public sewer is confirmed.

#### Statutory duty

7. As the application would remove wheelchair-accessible housing required by adopted Policy DP28, the Affordable Housing SPD and the Section 106 agreement, I ask that the Council's Public Sector Equality Duty (section 149 of the Equality Act 2010) be discharged in writing before any decision is taken.

#### Determination process and publicity

8. I understand that Mid Sussex District Council does not routinely issue neighbour notification letters or post site notices for reserved matters applications, and that no consultation expiry date is shown for this application on the public register. I appreciate that publicity for reserved matters is discretionary under Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. However, given the scale of this application (198 dwellings) — and the fact that the applicant's own pre-application leaflet exercise, which my objection shows was inadequate, appears to have been the only public engagement in the period prior to the reserved matters application submission — I ask the Council to consider whether it should publicise the application before determining it.

9. I should be grateful if you would confirm the target date for determination, and whether the application is to be decided under delegated powers or referred to the Planning Committee.

10. As there is no published deadline for representations, I ask that this objection be acknowledged, that the application not be determined until it has been taken into account, and that I be notified before any decision is issued.

I am content for my representation to be published in the usual way.

Yours sincerely,

  
Weald Chase  
The Street

Bolney  
West Sussex  
RH17 5PF