

Mr Allen Dawson  
Townhouse Farm  
Church Lane  
Ardingly  
Haywards Heath  
West Sussex  
RH17 6UR

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2015**

**APPLICATION FOR DISCHARGE OF PLANNING CONDITION**

**REFERENCE:** DM/25/3225

**DESCRIPTION:** DISCHARGE OF PLANNING CONDITIONS NO: 3, 4, 5, 6, 7 AND 12 RELATING TO PLANNING APPLICATION DM/25/2331

**LOCATION:** TOWNHOUSE FARM, CHURCH LANE, ARDINGLY, HAYWARDS HEATH

**DECISION DATE:** 11 AUG 2026

**CASE OFFICER:** JOANNE FISHER - [JOANNE.FISHER@MIDSUSSEX.GOV.UK](mailto:JOANNE.FISHER@MIDSUSSEX.GOV.UK)

I refer to your application for approval of details reserved by condition received 18th December 2025.

The Authority has considered your application, and I can confirm the following:-

**Conditions:**

3. The details provided in respect of foul and surface water drainage and means of disposal within the updated Drainage Strategy & Design (prepared by EAS Ltd, Ref: 723/BAC/TownhouseFm/DA, dated June 2026) are now considered acceptable. I hereby discharge condition 3 attached to planning reference DM/25/2331.

Unfortunately, I am unable to formally discharge the following condition(s) for the reason(s) below:

12. The Councils Contaminated Land Officer has considered the submitted documents of Membrane Testing Solutions Ltd Ground Gas Verification Plan dated December 2025 (Ref: MTS.VP.992-BA Rev B) and the Wykamol Group Specification dated 5th September 2024 (Ref: WYK/SW/AD/TF). This satisfies part of the condition which requires a remediation strategy.

However, the condition also requires a verification plan to show that the remediation strategy has been implemented in full and a watching brief during construction. These elements cannot be addressed until the works have been carried out. The verification report will need to be submitted after installation.

In light of this, I hereby **part discharge** condition 12 in relation to the remediation strategy. Condition 12 cannot be fully discharged until the works are complete and the final verification report and any required documentation for the watching brief are submitted.

## INFORMATIVES

1. In respect of condition 3, the applicant is advised that as new surface water and foul water discharge points are proposed into the ordinary watercourse, it is therefore important that any requirement for Ordinary Water Consent (OWC) is fully considered before works are undertaken. OWC application details, including a link to guidance as to what classifies as a consentable structure / activity can be found at: <https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/flooding/flood-risk-management/ordinary-watercourse-land-drainage-consent/> .



Eric Owens  
Interim Assistant Director Planning and Sustainable Economy

SPDCOZ

## APPEALS TO THE SECRETARY OF STATE

### Notes for Applicants

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.

However, if

- (i) this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice; or
- (ii) an enforcement notice is subsequently served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:
  - 28 days of the date of service of the enforcement notice, or
  - within 12 weeks in the case of a householder appeal of the date of this notice, whichever period expires earlier.

If you want to appeal, then you must do so using a form which you can get from The Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.