

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: 17 APR 2026

CASE OFFICER: JOANNE FISHER - 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:

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

3. The Council's Drainage Engineer has considered the revised Drainage Strategy and Design (revised March 2026, report ref 723/BAC/TownhouseFm/DA), received 27th March. Their comments are set out below:

'The Flood Risk and Drainage team have reviewed the submitted information and have the following comments:

o The discharge rate should be based solely on the greenfield runoff rate for the area of the site being attenuated. For clarity and consistency, the discharge rate stated

within the calculations should align with that presented in the report. The design head should also be consistent throughout.

o Evidence that urban creep has been applied. A CV value of 1 should be utilised.

o The applicant should confirm that the package sewage treatment plant has sufficient offsets.

o Evidence should be provided to demonstrate that the proposed foul outfall complies with the General Binding Rules in relation to existing upstream sewage treatment plant outfalls, including maintaining a minimum 50m separation from any other exempt small sewage discharge.

Upon receipt of this additional information, we will be able to comment further. Receipt of the requested additional information does not mean further information will not be requested.'

Further information/clarification is required to address the points set out above I am currently **unable** to discharge condition 3 attached to planning reference DM/25/2331.

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.

I would appreciate your attention to the above matter, please submit the outstanding requirements as soon as possible, in order that this matter can be given further consideration.



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.

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.