

Mr And Mrs Michael Parish
Mr Gary Chandler
The Michael Blacker Partnership
No1 Mark Street
Reigate
RH2 0BL

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

APPLICATION FOR DISCHARGE OF PLANNING CONDITION

REFERENCE: DM/25/2726

DESCRIPTION: DISCHARGE OF PLANNING CONDITION NO: 6, 8,13 AND 14
RELATING TO PLANNING APPLICATION DM/20/2602.

LOCATION: GIBBSHAVEN FARM, FURNACE FARM ROAD, FURNACE
WOOD, EAST GRINSTEAD

DECISION DATE: 24 DEC 2025

CASE OFFICER: KATHERINE WILLIAMS -
KATHERINE.WILLIAMS@MIDSUSSEX.GOV.UK

I refer to your application for approval of details reserved by condition received 23rd October 2025.

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

Conditions:

8. The Precautionary Working Method Statement to Safeguard Bats (Wild Earth Ecology, October 2024) is considered to be acceptable and this condition has been discharged.
13. The details regarding the EV charging point (received 24th October 2025) is considered to be acceptable and this condition has been discharged.
14. The details regarding the cycle parking (received 24th October 2025) is considered to be acceptable and this condition has been discharged.

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

6. The following further information is required in order for the Flood and Drainage Team to full consider the proposal:

- o All the drainage features are located within the application boundary
- o The infiltration test for the soakaway was carried out to BRE 365
- o The infiltration test for the drainage field was carried out to BS 6297
- o No groundwater was encountered during the infiltration tests

The map showing the location of the infiltration tests (Hole references D1, D2, D3) has been omitted.

The applicant is advised that all infiltration calculations should utilise the minimum recorded infiltration rate and not an average rate.

It is also noted that the Drainage Field shown the Proposed Site Plan extends outside the redline of the original application and therefore falls outside the scope of the planning permission and cannot be considered.

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.

The following matters are set out below for your information:

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Proposed Floor and Elevations Plan	240730		23.10.2025



Ann Biggs
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.