

Peacock 5
Mr Luke Farmer
Union4 Planning Ltd
10 York Road
London
SE1 7ND

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

APPLICATION FOR DISCHARGE OF PLANNING CONDITION

REFERENCE: DM/26/0846

**DESCRIPTION: DISCHARGE OF CONDITION NOS 3, 4, 5, 7, 8, 10 AND 14
RELATING TO PLANNING APPLICATION DM/25/1023.**

**LOCATION: CRABBT PARK EQUESTRIAN CENTRE, TURNERS HILL ROAD,
TURNERS HILL, CRAWLEY**

DECISION DATE: 11 MAY 2026

CASE OFFICER: JOANNE FISHER - JOANNE.FISHER@MIDSUSSEX.GOV.UK

I refer to your application for approval of details reserved by condition received 1st April 2026.

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

Conditions:

4. The submitted Natural England email dated 2nd December 2025 confirming that the site is registered in accordance with Class Licence WML-CL21 and Licence Return Form - WML-CL21 Bat Mitigation Class Licence Return (Natural England) Site Registration reference 12742A (submitted April 2026) is considered acceptable. I hereby discharge condition 4 attached to planning reference DM/25/1023.
5. The details submitted in the External Materials Schedule Rev PL01 are considered acceptable. I hereby discharge condition 5 attached to planning reference DM/25/1023.
7. The submitted Ecological Enhancement Plan Issue 1.0 (Arbtech Consulting Limited, November 2025) is considered acceptable. I hereby discharge condition 7 attached to planning reference DM/25/1023.

10. The Wildlife Sensitive Lighting Strategy (Arbtech Consulting Limited, submitted April 2026) is considered acceptable. I hereby discharge condition 10 attached to planning reference DM/25/1023.

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

3. The flood risk and drainage team have reviewed the submitted information and have the following comments:

'It is proposed for surface water to discharge into an existing surface water sewer via filter trench drains. It is proposed for foul water to discharge into an existing foul water sewer.

o The discharge rate should be set as close as reasonably practicable to the greenfield runoff rate for the contributing site area being attenuated.

o Correspondence with the Water Authority is required to confirm the acceptability of both the surface water and foul water proposals. We would suggest that Thames Water are consulted on this application, we cannot access any information as to whether they have been at this stage.

o Design exceedance flow routes should be clearly shown on the proposed drainage layout.

o A management and maintenance plan should be provided.

o An allowance of 10% urban creep should be applied within the drainage calculations.

o Details should be provided to demonstrate that adequate water quality treatment is being achieved, in accordance with the CIRIA SuDS Manual.

We would recommend that the Application refers to the MSDC Detailed Drainage Design Information Guide for Discharge of Condition Stage (<https://www.midsussex.gov.uk/media/yyxere1u/msdc002-detailed-drainage-designchecklist-v20-issued-071125.pdf>) for further guidance on our latest policy.

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.'

I am therefore currently **unable** to discharge condition 3 attached to planning reference DM/25/1023.

8. The proposed soft landscaping is to include a hedgerow of native species mix to the front of the site adjacent to the access track. Neither Lavandula Angustifolia 'Hidcote' and Eonymous Fortunei 'Emerald Gaiety' are native to the UK and concerns are raised over the use of Buxus Sempervirens due to box blight. It is suggested that a more appropriate mix of hedge on this boundary would be Holly, Beech, Hawthorn and Common Dogwood which are native to the UK. As trees are to be removed, could a suitable small native tree be planted in the corner of the garden to provide some mitigation planting as well?

Notwithstanding the above, the proposed hard landscaping set out in the material details Revision PL00 (March 2026) is considered acceptable.

In light of the above comments for the soft landscaping, I am currently **unable** to discharge condition 8 attached to planning reference DM/25/1023.

14. Condition 14 requires a detailed 1:20 section and elevation drawings showing a typical solar panel in relation to the roof. Whilst the submitted Proposed 1:20 Solar Panel Construction Details plan (drwg 043 Rev PL00) shows the solar panel elevation and section, there is no plan showing the full elevation of the dwelling/roof in relation to the solar panels. This detail is required to be submitted. I am therefore currently **unable** to discharge condition 14 attached to planning reference DM/25/1023.

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.