

**From:** Allen Dawson <allen.dawson@benjamin-allen.co.uk>  
**Sent:** 27 January 2026 15:43:02 UTC+00:00  
**To:** "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>  
**Subject:** RE: 2026.01.20 Re: DM/25/3225 - Townhouse Farm, Church Lane, Ardingly, Haywards Heath  
**Attachments:** Drainage Strategy & Design Revised v4.pdf

Hi Joanne,

Please see attached the revised Drainage strategy for Plot two Townhouse Farm, EAS the consultants have confirm that the attached amended design is specific to the new approved scheme with the new layout now included. This attached revised scheme includes all the information previously approved, so hopefully it will suffice .

Kind Regards

Allen

---

**From:** Joanne Fisher <joanne.fisher@midsussex.gov.uk>  
**Sent:** 26 January 2026 12:17  
**To:** Allen Dawson <allen.dawson@benjamin-allen.co.uk>  
**Subject:** RE: 2026.01.20 Re: DM/25/3225 - Townhouse Farm, Church Lane, Ardingly, Haywards Heath

Hi Allen,

I can advise that the Councils Drainage Consultant reviewed the document Drainage Strategy & Design July 2024 (Revised November 2025) which accompanied this discharge of condition application. This document is what they have based their comments on.

I would suggest that you review this document and provide an update to it to address the comments raised. Whilst a previous drainage strategy was discharged for the site this was in relation to a different dwelling sited in a different location on the plot. That application required amendments to the drainage strategy to address comments as well.

Kind regards

Joanne

Joanne Fisher BSc (Hons), MATP, MRTPI  
Team Leader Applications  
Planning Services

Tel: 01444 477330

[joanne.fisher@midsussex.gov.uk](mailto:joanne.fisher@midsussex.gov.uk)

[www.midsussex.gov.uk](http://www.midsussex.gov.uk)



Working together for a better Mid Sussex

---

**From:** Allen Dawson <[allen.dawson@benjamin-allen.co.uk](mailto:allen.dawson@benjamin-allen.co.uk)>

**Sent:** 25 January 2026 11:59

**To:** Joanne Fisher <[joanne.fisher@midsussex.gov.uk](mailto:joanne.fisher@midsussex.gov.uk)>

**Subject:** FW: 2026.01.20 Re: DM/25/3225 - Townhouse Farm, Church Lane, Ardingly, Haywards Heath

Hi Joanne,

Ross from my office has forwarded me your request for more information on the drainage condition for Plot two Townhouse Farm. I have requested clarification from the EAS who undertook the design, as yet I am still waiting their response. I will chase again on Monday however I am a little confused why the need for more information has been requested.

The report we submitted was an amended report based on the original scheme which had been approved and discharged for the previous design. Therefore, the information now being requested should be covered in the amended documents.

I am wondering if your Drainage consultant has not had access to the amended report ?

Regards

Allen



**Allen Dawson**

Managing Director

[www.benjamin-allen.co.uk](http://www.benjamin-allen.co.uk)

2, Coopers House

High Street

Henfield

West Sussex

BN5 9EQ

T: [01444 817657](tel:01444817657)



---

**From:** drainage <[drainage@midsussex.gov.uk](mailto:drainage@midsussex.gov.uk)>

**Sent:** 20 January 2026 18:09

**To:** Joanne Fisher <[Joanne.Fisher@midsussex.gov.uk](mailto:Joanne.Fisher@midsussex.gov.uk)>

**Cc:** drainage <[drainage@midsussex.gov.uk](mailto:drainage@midsussex.gov.uk)>

**Subject:** 2026.01.20 Re: DM/25/3225 - Townhouse Farm, Church Lane, Ardingly, Haywards Heath

Dear Joanne,

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

It is proposed that surface water will be attenuated within geocellular storage prior to discharging to a ditch. Foul water is proposed to discharge via a package sewage treatment plant to the same ditch.

The discharge rate should be based solely on the greenfield runoff rate for the area of the site being attenuated.

It should be demonstrated that sufficient fall is available to allow a gravity connection from the geocellular storage to the ditch.

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

Evidence should also be provided to demonstrate that the drainage strategy has considered the potential impact of a flooded outfall on the proposed drainage system.

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

The applicant also needs to demonstrate whether the site meets all of the criteria set out in the Environment Agency's general binding rules.

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.

Best Wishes

**Flood Risk and Drainage Team**  
**Estate Services and Building Control**

**Mid Sussex District Council**  
[drainage@midsussex.gov.uk](mailto:drainage@midsussex.gov.uk)

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.