

Peacock 5
Mr Luke Farmer
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**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

APPLICATION FOR DISCHARGE OF CONDITIONS

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: CRABBET PARK EQUESTRIAN CENTRE, TURNERS HILL ROAD,
TURNERS HILL, CRAWLEY**

DATE: 30 APR 2026

Thank you for your application for approval of details reserved by condition received 1st April 2026

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

- 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.

- 4 Comments are awaited from the Council's Ecology Consultant. Once these have been received, I will be in contact with you further in respect of this condition.
- 5 I have considered the submitted external materials schedule (Rev PL01) and the approved plans. Due to the extent of the timber weatherboarding and the location of the building close to Crabbet Park a listed building and on the edge of the access track, it is queried whether this could be left natural rather than painted white so that it is more in keeping with the traditional form of the former building. I am therefore currently **unable** to discharge condition 5 attached to planning reference DM/25/1023.
- 7 Comments are awaited from the Council's Ecology Consultant. Once these have been received, I will be in contact with you further in respect of this condition.
- 8 As comments are awaited from the Council's Ecology Consultant in respect of other conditions, I am waiting for these before I fully consider the landscaping condition. Once their comments have been received, I will be in contact with you further in respect of this condition.
- 10 Comments are awaited from the Council's Ecology Consultant. Once these have been received, I will be in contact with you further in respect of this condition.
- 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 within 14 working days from the date of this letter, in order that this matter can be given further consideration. Failure to do so may result in the refusal of your application.

A handwritten signature in black ink, appearing to read 'EO' followed by a stylized flourish.

Eric Owens
Interim Assistant Director Planning and Sustainable Economy

RQDCOZ