

Mr Steve Wood
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4 The Paddocks
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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/25/2439

**DESCRIPTION: DISCHARGE OF PLANNING CONDITION NO 3 RELATING TO
PLANNING APPLICATION DM/22/3087.**

**LOCATION: 2 THE SPINNEY, EASTERN ROAD, HAYWARDS HEATH, WEST
SUSSEX**

DATE: 10 NOV 2025

Thank you for your application for approval of details reserved by condition received 26th September 2025

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

- 3 The Council's Drainage Engineer has provided the following comments in respect of the above which is set out below for your information:

'The submitted information is considered insufficient to address the drainage condition requirements.

The Application should refer to the Mid Sussex District Council Detailed Drainage Design Information Guide for Discharge of Condition Stage (<https://www.midsussex.gov.uk/media/8092/detailed-drainage-design-technical-summary-version-2023-03.pdf>) for further guidance.

The additional information required at this stage includes but is not limited to the following:

- o A timetable of implementation should be provided.*
- o The infiltration rate used for any infiltration features must be based on BRE365 infiltration testing that includes 3 repeats. If an infiltration based strategy is not viable, an alternative strategy should be submitted in line with the SuDS drainage hierarchy.*
- o A climate change allowance of 45%, an urban creep allowance of 10%, and a CV value of 1 should be utilised.*

- o Calculations must be provided to demonstrate that each soakaway is adequately sized. If soakaways are linked, this should be clearly shown and reflected within the Management and Maintenance Plan.*
- o A Management and Maintenance Plan proportionate to the scale of the development should be submitted.*
- o The drainage layout must include both surface and foul water details and include all the information required by the MSDC Detailed Drainage Design Information Guide. This should include all drainage features including the permeable driveway.*
- o Evidence of communication with Southern Water regarding the foul water connection must be provided.*
- o Two surface water drainage strategies have been proposed, one incorporating a soakaway and the other a pumped discharge to the surface water sewer. At this stage a single strategy should be submitted which follows the SuDS drainage hierarchy.*
- o The supplied soakaway calculations are illegible. All submitted documentation must be clearly legible.*

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.'

In light of the above I am currently **unable** to discharge condition 3 attached to planning reference DM/22/3087.

INFORMATIVES

1. Please note that the planning permission under reference DM/22/3087 expires on the 15th November 2025. Any works undertaken without discharging the relevant pre-commencement conditions attached to this permission will be unlawful.

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.



Ann Biggs
Assistant Director Planning and Sustainable Economy

RQDCOZ