

From: Paul Carnell <PCarnell@eceplanning.com>
Sent: 24 July 2026 17:47:16 UTC+01:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Cc: "Chris Barker" <cbarker@eceplanning.com>
Subject: RE: P2269: DM/26/0946 - Land To The R/o Central House 25 Perrymount Road
Haywards Heath

Hi Joanne,

Perhaps you can ask the LLFA to clarify the below as asked by our flood risk consultant (their response in blue):

1. Sufficiently Detailed Design plan that caters for the 1 in 100-year, plus 45% climate change storm event and follows the drainage hierarchy.
 - a. JM Enviro Ltd response: We consider that there is sufficient level of detail in the design for planning, such that a condition could be placed in relation to the drainage.
2. Evidence that a suitability sized surface water drainage system can be located on the site considering site constraints, including adjacent development's utilities and drainage.
 - a. JM Enviro Ltd response: There is no evidence to suggest that there are any services within the development footprint. The survey drawings show drainage runs to the front of the site, safely outside of the development boundary.
3. Up to date CCTV/Drainage Survey to demonstrate viability of any solution.
 - a. JM Enviro Ltd response: The client has confirmed that there has been no changes to the services in the rear part of the site and understands that there are no major services located in the area where the surface water drainage is located. A full service tracing will be undertaken as part of the next stage of design to inform the detail design but as there is no evidence to suggest a clash, there we do not need understand why this cannot be conditioned.
4. All supporting hydraulic calculations are submitted using the current standards e.g FEH22, CV = 1 (both summer and winter), climate change 45% at the required rainfall scenarios and demonstrating no flooding within the site at the 1 in 30.
 - a. JM Enviro Ltd response: We provided a response in Table 7 (Section 6) of the report. We consider that there is sufficient level of detail in the design such that a condition could be placed in relation to the drainage.
5. A brief technical note outlining and sign posting how the application complies with National Standards for SuDs and its principles.
 - a. JM Enviro Ltd response: We consider that sufficient information is set out in the drainage strategy report submitted with the application and request that a drainage condition be placed such that this information be provided at the next stage of design.

We request a response to the points in Table 7 (section 6) of the FRA including Sustainable Drainage Strategy [ref. JME261.Haywards Heath.FRA_2026] dated 12th June 2026 as we feel these have not been considered in full by the drainage officer. We would like to discuss this directly with the LLFA but they have refused. We consider a conversation between both parties would be the most appropriate way forward and again request this can be arranged.

Kind Regards,

Paul Carnell

Associate Planner, MRTPI

T 01903 248777 | M 07383 266 457

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From: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>

Sent: Friday, July 24, 2026 3:56 PM

To: Paul Carnell <PCarnell@eceplanning.com>

Cc: Chris Barker <cbarker@eceplanning.com>

Subject: RE: P2269: DM/26/0946 - Land To The R/o Central House 25 Perrymount Road Haywards Heath

Dear Paul,

Further to your email of Wednesday, please find attached the Lead Local Flood Authority's response to the points raised. The LLFA maintains its objection and has requested that further information be submitted.

While you note that the proposed approach is consistent with the 2023 application (reference DM/23/2259), the LLFA's requirements and application of the National Standards for Sustainable Drainage Systems (SuDS) have changed since that application was determined. As such, the current application must be assessed against the latest standards and associated Planning Practice Guidance.

In light of the attached response, the matters identified by the LLFA will need to be addressed and the requested information submitted before the application can be considered further.

I look forward to receiving this from you.

Kind regards

Joanne

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

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From: Paul Carnell <PCarnell@eceptanning.com>

Sent: 22 July 2026 10:20

To: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>

Cc: Chris Barker <cbarker@eceptanning.com>

Subject: P2269: DM/26/0946 - Land To The R/o Central House 25 Perrymount Road Haywards Heath

Dear Joanne,

Thank you for forwarding the LLFA's request for additional information. Having reviewed their comments carefully, we are concerned that the level of information being sought is disproportionate at this stage of the application, and we set out our position below.

To fully address the LLFA's points, we would be required to undertake the following:

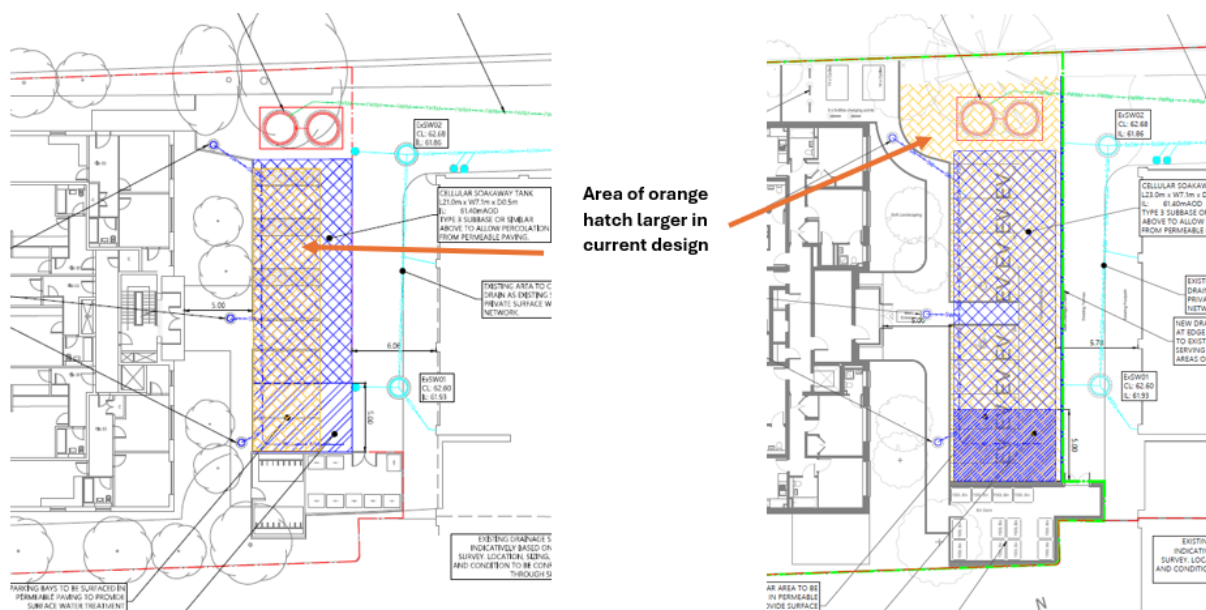
- Full service tracing of the rear car park (gas, electric, communications, water and a full CCTV drainage survey of car park drainage). Note: several covers could not be lifted previously and may require lifting and reinstating – some of which fall outside the application boundary.
- Procurement of all utility plans, including Network Rail assets.
- Ground investigation and infiltration testing.
- Full redesign of the drainage using alternative software.

In short, what is being requested amounts to a full, detailed drainage design – work that would ordinarily and appropriately be carried out at the detailed design stage, once planning permission has been secured and the significant associated costs are commercially justified.

This is precisely the approach that was taken with the previously consented application, DM 23/2259, where detailed drainage design was appropriately secured by planning condition (Condition 3), which read as follows:

"The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The building shall not be occupied until all the approved drainage works have been carried out in accordance with the approved details. The details shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Maintenance and management during the lifetime of the development should be in accordance with the approved details."

It is important to note that the drainage design for the current application (26/0946) has been prepared by the same consultant as for the previous consent (23/2259), and the proposed drainage scheme is substantially identical to that previously approved. The only material difference is an increase in the extent of permeable paving within the car park area, as illustrated below:



The design is otherwise unchanged. As far as we can determine, the sole procedural difference between the two applications is that MSDC's own Drainage team assessed application 23/2259, whereas the current application has been referred to the WSCC LLFA. The proposal itself, and the means of managing surface water drainage, remain the same.

We therefore formally request that a planning condition be used to secure the detailed drainage design in the current application, consistent with the approach taken for 23/2259.

We note that the LLFA has expressed the view that a condition would not be appropriate in this instance. We respectfully but firmly disagree. We have a consented application for a materially identical scheme, differing only in the number of storeys (seven rather than eight), supported by the same drainage design, which was considered acceptable when consent was granted in October 2025. There has been no substantive or material change in the proposal or in the proposed approach to surface water drainage that would justify a fundamentally different assessment.

To require the applicant to commission an entirely new suite of technical investigations and a full drainage redesign (at considerable expense) would be unreasonable, disproportionate and inconsistent with the treatment of the previously consented scheme. We have provided all information requested within the MSDC validation checklist, and there is clear precedent for securing the remaining drainage details by condition.

Given there is no material change in circumstances, we formally request that MSDC adopt the same approach as was taken for application 23/2259, and that the detailed drainage design be secured by an appropriately worded planning condition.

We would welcome the opportunity to discuss this further if helpful.

Kind Regards,

Paul Carnell
Associate Planner, MRTPI

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From: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>

Sent: Monday, July 6, 2026 11:57 AM

To: Paul Carnell <PCarnell@eceplanning.com>

Subject: DM/26/0946 - Land To The R/o Central House 25 Perrymount Road Haywards Heath [Filed 07 Jul 2026 11:07]

Dear Paul,

I refer to the above application currently under consideration.

Please find attached comments from the LLFA in respect of the proposal. Unfortunately, they are maintaining their objection and are requesting further information.

I look forward to receiving this from you.

Kind regards

Joanne

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