

Mr Allen Dawson
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West Sussex
RH17 6UR

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

APPLICATION FOR DISCHARGE OF PLANNING CONDITION

REFERENCE: DM/25/3225

DESCRIPTION: DISCHARGE OF PLANNING CONDITIONS NO: 3, 4, 5, 6, 7 AND 12 RELATING TO PLANNING APPLICATION DM/25/2331

LOCATION: TOWNHOUSE FARM, CHURCH LANE, ARDINGLY, HAYWARDS HEATH

DECISION DATE: 18 FEB 2026

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

I refer to your application for approval of details reserved by condition received 18th December 2025.

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

Conditions:

4. The materials schedule set out in the updated Planning Statement (amended 14/01/2026) and the further information regarding the brick and stone set out in your email of the 8th February is considered acceptable. I hereby discharge condition 4 attached to planning reference DM/25/3225.
7. The details submitted in drwg 20 Rev A received 16th February 2026 is considered acceptable. I hereby discharge condition 7 attached to planning reference DM/25/2331.

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

3. The Council's Drainage Engineer has considered the information submitted of the 27th January following their request for further information. Their comments are set out below:

'No further information has been provided in response to our previous comments. Therefore, our previous comments still stand.'

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

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

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

o 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.

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

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

In light of the above, the submitted Drainage Strategy & Design July 2024 (Revised November 2025) does not address the above points. As such further information is requested and I am currently **unable** to discharge condition 3 attached to planning reference DM/25/2331.

5. The Council's Conservation Officer has considered the further information submitted in your email of the 8th February and has provided the following response in respect of the typical examples of windows and external doors, to each building, including garage doors and window shutters:

'The applicant has resent a selection of the manufacturer's sectional details, but again we are lacking the specific elevations and sections showing depth of reveal which the condition requires. The manufacturer's details do not include all of this information, and in some cases provide several options without clarity as to which is proposed for the site.'

They however consider that the garage door details and the typical eaves details to each building set out in the plans of the 8th February are acceptable.

In light of the comments concerning the typical examples of windows and external doors I am currently **unable** to discharge condition 5 attached to planning reference DM/25/2331.

6. Further landscaping plans and information have been received on the 16th February to address the previous comments raised. These are to be considered in due course in consultation with the Council's Conservation Officer. Once I have received their comments I will be in contact with you regarding this condition.
12. The Council's Contaminated Land Officer has considered the submitted documents of Membrane Testing Solutions Ltd Ground Gas Verification Plan dated December 2025 (Ref: MTS.VP.992-BA Rev B) and the Wykamol Group Specification dated 5th

September 2024 (Ref: WYK/SW/AD/TF). This satisfies part of the condition which requires a remediation strategy.

However, the condition also requires a verification plan to show that the remediation strategy has been implemented in full and a watching brief during construction. These elements cannot be addressed until the works have been carried out. The verification report will need to be submitted after installation.

In light of this, I hereby **part discharge** condition 12 in relation to the remediation strategy. Condition 12 cannot be fully discharged until the works are complete and the final verification report and any required documentation for the watching brief are submitted.

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.

A handwritten signature in black ink, appearing to read 'Ann Biggs', with a stylized, cursive script.

Ann Biggs
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.