

From: Luke Farmer <Luke.Farmer@union4.co.uk>
Sent: 07 July 2026 11:42:32 UTC+01:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Subject: RE: DM/26/0846 - Crabbet Park Equestrian Centre

Dear Joanne,

Apologies for the delay in getting back to you on this. Our drainage consultant has been away on holiday with no one to take over the project which has slowed down receiving a response.

Please see below the following comments for the LLFA:

LLFA Comment: The system should be designed so that the drainage calculations do not show any flooding.

The drainage system is designed for minimal chance of flooding in line with best practice. It does not say that we need to have no flooding in the calculations.

LLFA Comment: Evidence using the simple index approach should be utilised to demonstrate that adequate water quality treatment is being achieved.

This was included within the original planning application submission. Please see attached.

LLFA Comment: We cannot see from the information available if Thames Water have been consulted as part of this application. If they were not consulted at the application stage, given that the proposed discharge is to their network, it may be necessary to consult them at this stage. Can you please confirm?

As stated within our submitted report, we did not consult with Thames Water on the basis that the advice on the developer service pages states that a pre-capacity enquiry is only required for development greater than 10 units. This is an existing property being used as an office which is being converted to residential. Surface water is being reduced to that of the existing site, and peak foul discharge is also lower for residential compared to office use. Given this, we do not consider it necessary for Thames Water to be consulted on the application.

Separately, I also note that we must agree on an EOT for the application. Do you propose that the end of the July would leave sufficient time to consult on our response and to receive the Decision Notice?

Please do let us know your thoughts on the above.

Kind regards,

Luke Farmer
Planner

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

Sent: 22 June 2026 09:32

To: Luke Farmer <Luke.Farmer@union4.co.uk>

Subject: DM/26/0846 - Crabbet Park Equestrian Centre

Dear Luke,

I refer to the above application currently under consideration.

Please find attached the consultation response from the Council's Flood Risk and Drainage Team who have now reviewed the additional information submitted on the 14th May. Please accept my apologies for the delay in this being provided.

Unfortunately, they have are requesting further information be submitted in respect of the condition.

I would be grateful if this can be provided so that it can be further reviewed.

Kind regards

Joanne

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