

Mid Sussex District Council
Oaklands Road,
Haywards Heath,
RH16 1SS

10/09/2025

Dear Sir/ Madam

RE: DISCHARGE OF PLANNING CONDITION 3 ATTACHED TO PLANNING PERMISSION DM/22/3432 ERECTION OF TWO COMMERCIAL BUILDINGS FOR CLASS E(G) LIGHT INDUSTRIAL OR B8 STORAGE AND DISTRIBUTION USE. PROVISION OF 12 CAR PARKING SPACE WITH SECURE AND COVERED CYCLE PARKING. ASSOCIATED HARD AND SOFT LANDSCAPING, PLANTING AND BOUNDARY TREATMENTS AT LAND ON THE EAST SIDE OF OLD BRIGHTON ROAD SOUTH AND LAND SOUTH OF IMPERIAL HOUSE, PEASE POTTAGE.

This application includes the application form, relevant documentation and this covering letter. Please therefore find enclosed details submitted for the discharge of Conditions attached to DM/22/3432 addressed below.

Condition 3 – Drainage

Condition 3 wording is as follows:

“No development shall take place 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. No building shall 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.”

The Statement prepared by French Engineering (Ref. 25-1349-RPT-001, dated 29 October 2024) provides full details of the proposed foul and surface water drainage arrangements for the development at Land East of Old Brighton Road South, Pease Pottage. The report sets out the means of disposal, design calculations, attenuation measures, flow control devices, and discharge points to the public foul and surface water sewers.

Infiltration testing confirms that the site is unsuitable for infiltration drainage; surface water will therefore discharge to the adjacent public surface water sewer via a controlled outflow, with below-ground cellular attenuation and a vortex flow control to limit discharge to near-greenfield rates. Foul drainage will connect to the existing foul sewer to the west of the site.

A timetable for implementation is provided, confirming that the drainage system will be constructed as part of the car park works following erection of the building. A comprehensive Management and Maintenance Plan is included, setting out ownership, inspection, and maintenance responsibilities for the lifetime of the development.

Accordingly, the submitted document satisfies the requirements of Condition 3, providing full details of foul and surface water drainage design, disposal, implementation timetable, and lifetime management arrangements.

Summary

On the basis of the enclosed information, we trust that Mid Sussex District Council can confirm that Planning Condition 3 as listed above and pursuant to the planning application DM/22/3432 has successfully been met in full.

We look forward to receiving written confirmation of the discharge of these conditions in the very near future.

If you have any further queries or require further information, please contact me on 01270 413700 or toby.deacon@lewisplanning.co.uk

Yours sincerely,

Tobias Deacon BSc
Assistant Planner

Lewis & Co Planning