

From: Paul Carnell <PCarnell@ecephanning.com>
Sent: 22 July 2026 10:20:19 UTC+01:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Cc: "Chris Barker" <cbarker@ecephanning.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.

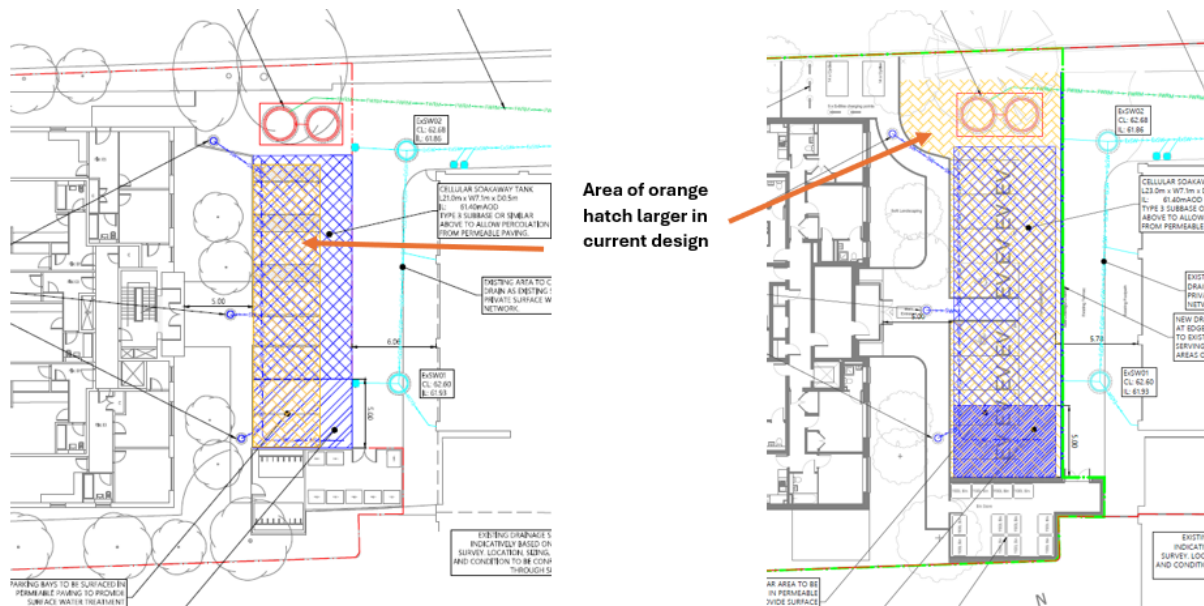
In short, what is being requested amounts to a full, detailed drainage design – work that would ordinarily and appropriately be carried out at the detailed design stage, once planning permission has been secured and the significant associated costs are commercially justified.

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

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