

Planner

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We are proud to support **Alzheimer's Society** and **Shooting Star Children's Hospices** as our chosen charities this year.

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From: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>
Sent: 11 September 2026 15:02
To: Luke Farmer <Luke.Farmer@union4.co.uk>
Cc: Alexandra Webster <Alexandra.Webster@union4.co.uk>
Subject: RE: RE: DM/26/0846 - Crabbet Park Equestrian Centre

Dear Luke,

I refer to the above application currently under consideration.

Please find attached the comments received this afternoon from the Council's Drainage Engineer for your information. I apologise for the delay in receiving these.

Unfortunately, the Drainage Engineer has requested further details in relation to pollution mitigation measures in accordance with the requirements of the CIRIA SuDS Manual.

I would be grateful if you could address these comments and submit the requested information to enable the application to be considered further.

I appreciate that this is disappointing but trust it sets the planning position. Once this information has been received, I would be grateful if we can agree a further extension of time to fully consider the outstanding information.

I look forward to receiving this from you.

Kind regards

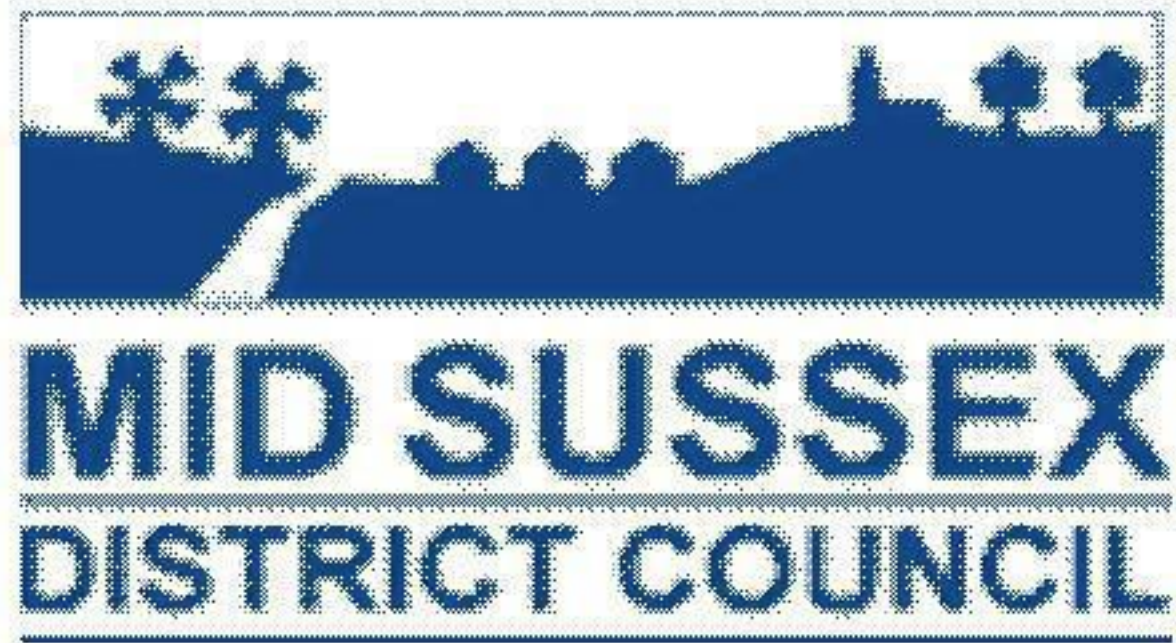
Joanne

Joanne Fisher BSc (Hons), MATP, MRTPI
Team Leader Applications
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Working together for a better Mid Sussex

From: Luke Farmer <Luke.Farmer@union4.co.uk>
Sent: 11 September 2026 11:08
To: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>
Cc: Alexandra Webster <Alexandra.Webster@union4.co.uk>
Subject: RE: RE: DM/26/0846 - Crabbet Park Equestrian Centre

Dear Joanne,

I hope this email finds you well.

Could you kindly confirm whether the LLFA have commented on the submitted information from 5 August? If so, can you confirm that the Decision Notice can be issued today with approval? The Applicant would like have clarity on this today with 11 September being the agreed determination deadline.

Many thanks.

Kind regards,

Luke Farmer
Planner

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From: Luke Farmer

Sent: 09 September 2026 14:06

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

Cc: Alexandra Webster <Alexandra.Webster@union4.co.uk>

Subject: RE: RE: DM/26/0846 - Crabbet Park Equestrian Centre [Filed 09 Sep 2026 14:05]

Dear Joanne,

I hope this email finds you well and that you have had a restful break.

Just wanted to check in to ask if you could confirm that we have received the response back from the LLFA?

Our client is under a bit of pressure to have this condition discharged. As such, we would appreciate whether you can confirm comments have been provided and are made available to view as soon as possible. We would like to keep to EOT agreement until Friday 11 September unless absolutely necessary.

Many thanks.

Kind regards,

Luke Farmer
Planner

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From: Luke Farmer
Sent: 18 August 2026 08:58
To: 'Joanne Fisher' <Joanne.Fisher@midsussex.gov.uk>
Cc: Alexandra Webster <Alexandra.Webster@union4.co.uk>
Subject: RE: RE: DM/26/0846 - Crabbet Park Equestrian Centre [Filed 18 Aug 2026 08:57]

Dear Joanne,

Thank you for your email and confirming your annual leave.

Since we will both be returning on Monday 7 September, an EoT to Friday 11 September is agreed to allow time to review and provide a response.

Kind regards,

Luke Farmer
Planner

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From: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>
Sent: 17 August 2026 15:59
To: Luke Farmer <Luke.Farmer@union4.co.uk>
Cc: Alexandra Webster <Alexandra.Webster@union4.co.uk>
Subject: RE: RE: DM/26/0846 - Crabbet Park Equestrian Centre

Dear Luke,

Thank you for your email.

The Councils Flood Risk and Drainage Team were consulted on the additional provided on the 5th August on the same day. There is a 21-day consultation period for them to consider the additional information. This ends on the 26th August.

I will be on leave when the consultation period ends returning on the 7th September. Whilst I note your EoT request until the 28th August, I would be grateful if you could agree to an EoT until the 11th September to allow for the consultation response period to end and for me to review comments and provide a response once I return from leave.

I look forward to hearing from you in respect of this.

Kind regards

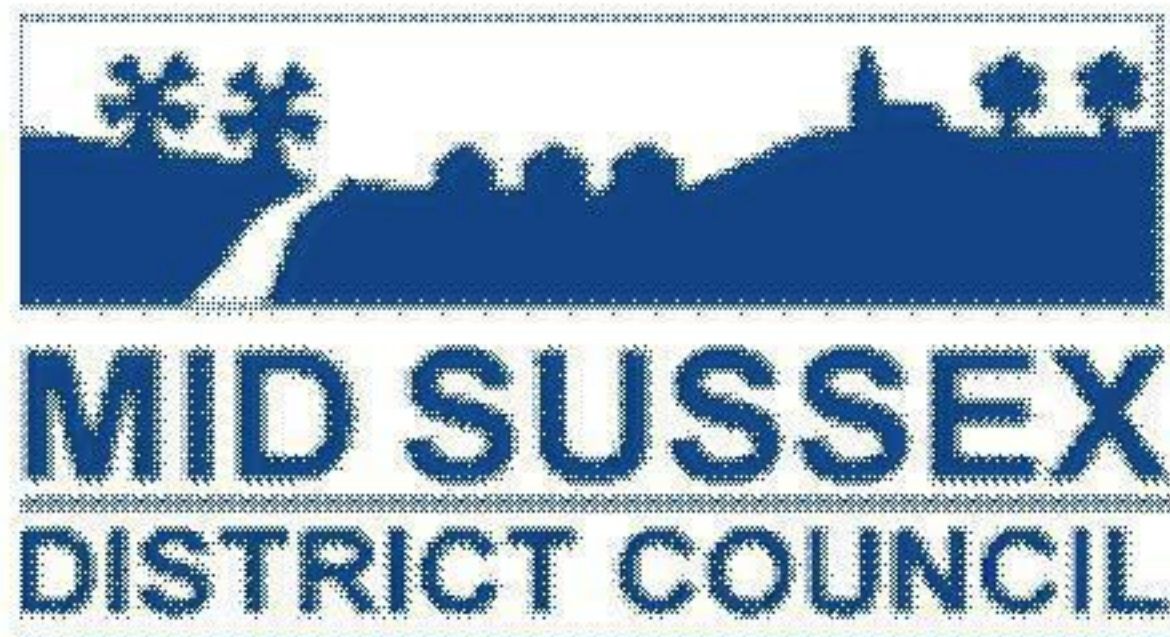
Joanne

Joanne Fisher BSc (Hons), MATP, MRTPI
Team Leader Applications
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From: Luke Farmer <Luke.Farmer@union4.co.uk>
Sent: 17 August 2026 15:06
To: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>
Cc: Alexandra Webster <Alexandra.Webster@union4.co.uk>
Subject: RE: RE: DM/26/0846 - Crabbet Park Equestrian Centre

Dear Joanne,

I hope this email finds you well and that you have had a good weekend.

Just thought to check in to see if there had been a response regarding drainage from the LLFA?

I understand that the current EOT for the application was agreed until 11 August. Could we please agree to a further EOT until Friday 28 August to allow for 21-day consultation on the information.

So you are aware, I will be on annual leave from this Friday 21 August, returning Monday 7 September. In my absence, please can you ensure my colleague Alex (cc'ed) is copied in so they are aware of the applications progress during this period.

Many thanks.

Kind regards,

Luke Farmer
Planner

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From: Luke Farmer

Sent: 05 August 2026 14:19

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

Subject: RE: DM/26/0846 - Crabbet Park Equestrian Centre [Filed 05 Aug 2026 14:19]

Dear Joanne,

Thank you sending the drainage consultation response over.

Please see attached the updated Drainage report with the requested additional information. I have also attached a completed drainage design checklist as requested.

We trust that this further information is now sufficient to discharge condition 3. However, please do contact me if there are any further queries.

Kind regards,

Luke Farmer
Planner

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

Sent: 31 July 2026 09:55

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

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

Dear Luke,

I have now received the attached response from the Council's Flood Risk and Drainage Team.

Unfortunately, they have requested additional information, including completion of the attached checklist.

I would be grateful if you could provide the requested information so that the application can be considered further.

I look forward to hearing from you.

Kind regards

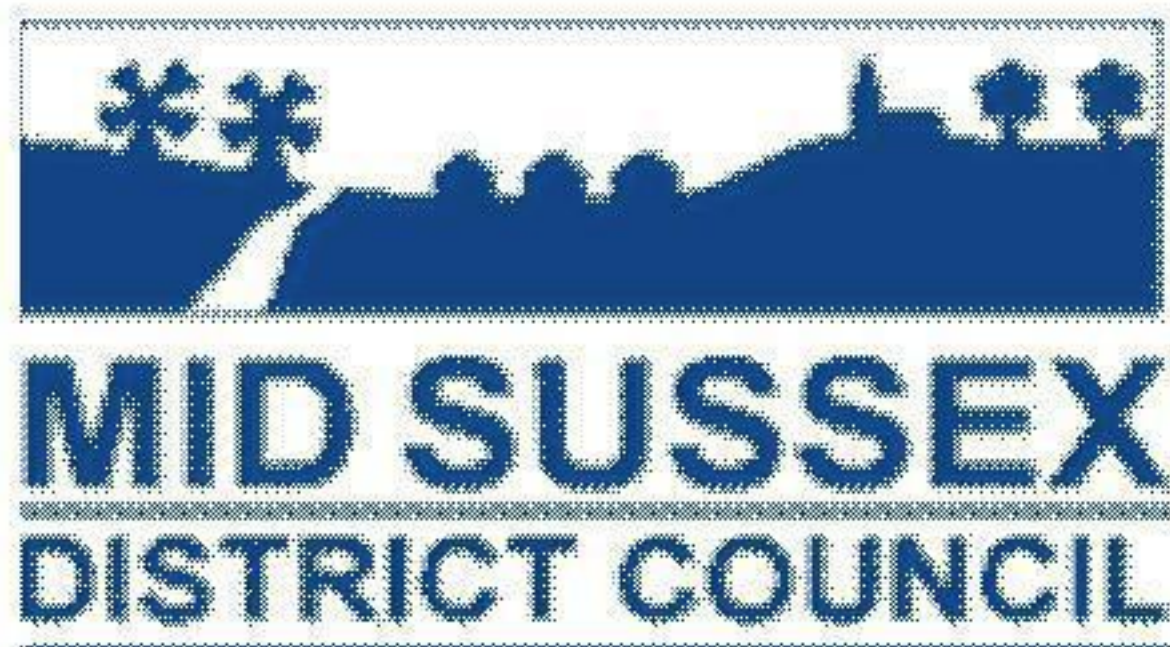
Joanne

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From: Luke Farmer <Luke.Farmer@union4.co.uk>
Sent: 30 July 2026 18:12
To: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>
Subject: RE: DM/26/0846 - Crabbet Park Equestrian Centre

Dear Joanne,

I hope this email finds you well and that your planning inquiry is going well also.

Just wanted to check in to see whether the Flood Risk and Drainage Team have responded yet on the application? It would be great if this could be forwarded over so that our client can act on anything accordingly whilst you are busy with the inquiry.

Kind regards,

Luke Farmer
Planner

M: 07756 783507

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W: www.union4.co.uk

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

Sent: 07 July 2026 13:37

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

Subject: RE: DM/26/0846 - Crabbet Park Equestrian Centre [Filed 30 Jul 2026 18:07]

Dear Luke,

Thank you for the additional drainage information received today concerning the above application.

I can confirm that I have saved this to the file and sent a re-consultation to the Councils Flood Risk and Drainage Team to consider this information.

In respect of an EoT, I note that you are proposing until the end of July. There is a consultation response of 21 days, however, I will be in a Public Inquiry at the end of the month and beginning of August so there will be a slight delay in me picking up emails. I would therefore suggest that the EoT is until the 11th August for full and fair consideration of the information.

I look forward to receiving agreement from you in respect of the EoT.

Kind regards

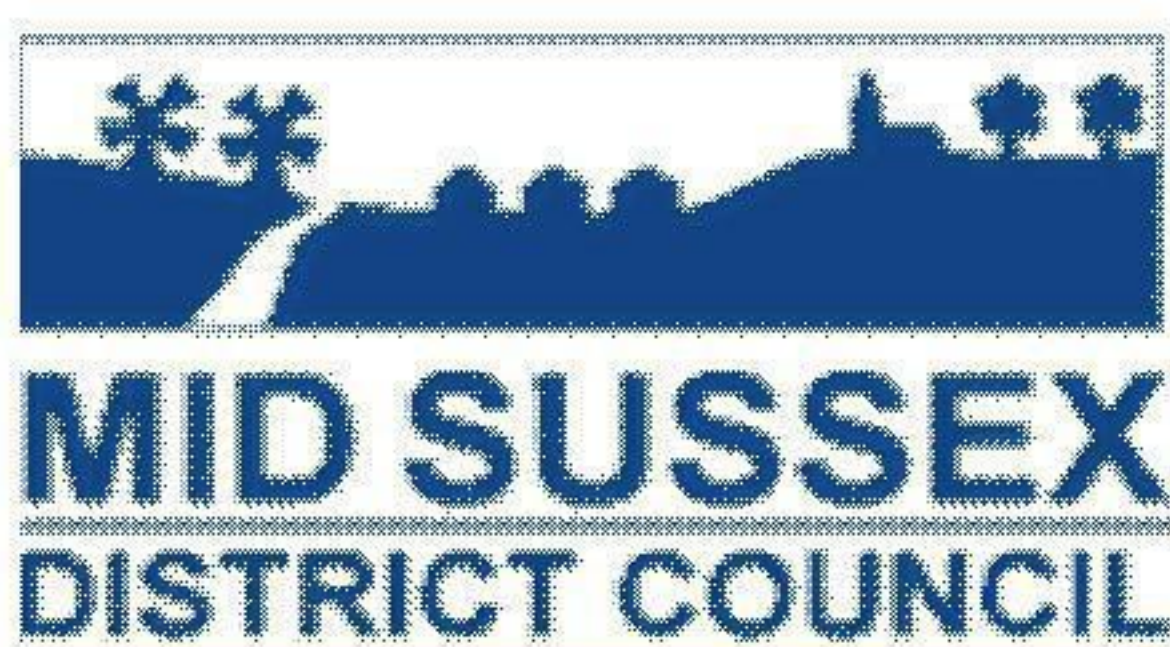
Joanne

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

Sent: 07 July 2026 11:43

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

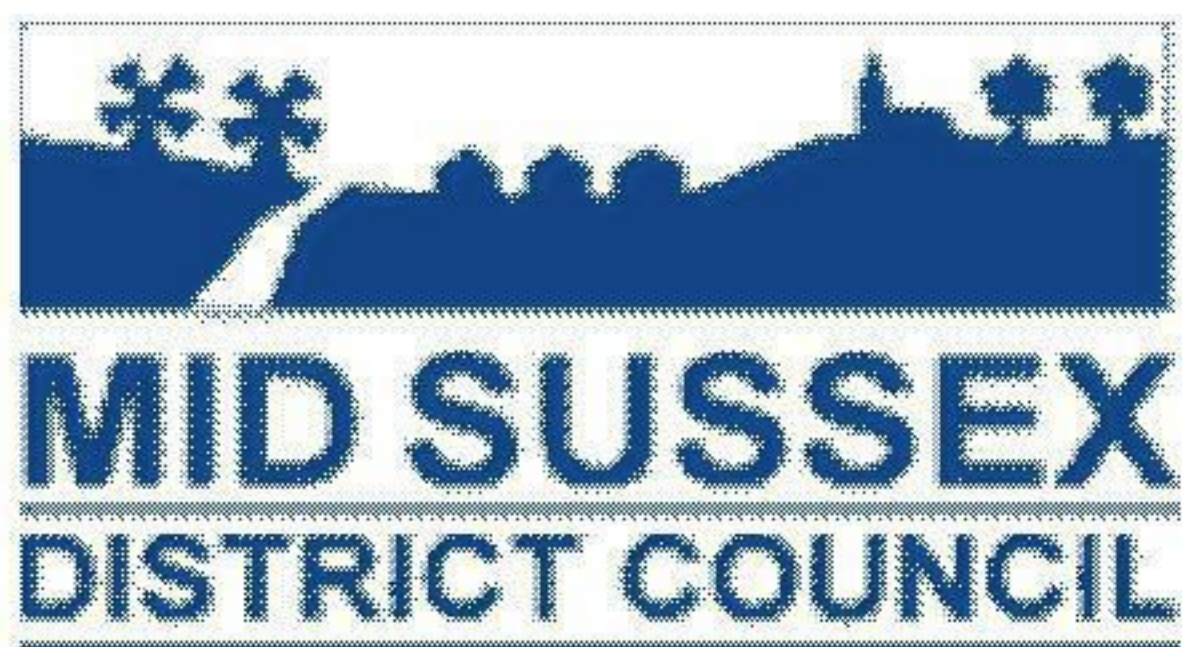
Joanne

Joanne Fisher BSc (Hons), MATP, MRTPI
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