

**From:** John Montgomery <john@tanner-tilleydc.com>  
**Sent:** 12 May 2025 09:24:49 UTC+01:00  
**To:** "Steven King" <Steven.King@midsussex.gov.uk>  
**Cc:** "Steve Ashdown" <steve.ashdown@midsussex.gov.uk>; "Ashwin Halaria" <ashwin.halaria@symmetrys.com>; "gd@four-quarters.com" <gd@four-quarters.com>  
**Subject:** RE: DM/24/2951 - Downlands Park Care Home Bolnore Farm Lane Haywards Heath

Good morning Steven,

This is obviously very disappointing. I have discussed the response with our Drainage Consultants who advise as follows:

*'include an allowance for urban creep*

- It should be noted that the proposed scheme involves a complete site reconfiguration and therefore all impermeable areas are accounted for in the drainage design. Additionally, the proposed scheme will be a fully managed sited post construction therefore reducing the likelihood of urban creep. We do however appreciate that urban creep is generally open to interpretation, on that basis we have allowed for a CV value of 1, which in comparison to the approved scheme of 0.84 is an increase and therefore can be attributed to an allowance for urban creep.

*these calculations should utilise a CV value of 1*

- Noted, calculations utilise a CV value of 1.

*and use a 45% climate change allowance*

- The approved scheme, document ref S10977-JNP-XX-XX-RP-C-1001 dated Sep 2020 and dwg ref S10977 JNP 52 ZZ DR Z 2001 dated Jun 2020, states a climate change allowance of 40%. Therefore, a climate change allowance of 40% has been used in the design as per the approved scheme.'

With regard to the last point clearly the extant consent was based on 40% and our report substantiates that allowance. Condition 2 of the consent should therefore now be discharged. Turning to the current S73 application I accept that the changed climate change figure is applicable and a revised report will be submitted by the end of the week.

The differences of opinion between our respective consultants emphasises the point that had they been Allowed to communicate with each other these matters would have been addressed months ago. Such discussions are standard practice with other Authorities. I THEREFORE REPEAT THE REQUEST THAT THEY BE ALLOWED TO DISCUSS THE DETAILS OF THE DESIGN. The alternative, based on previous experience is that there will be a further long delay in their comment being eventually passed back to us. My clients are even prepared to meet the reasonable costs of such liaison.

Regards

John

**John Montgomery**  
MRTPI

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**From:** Steven King <Steven.King@midsussex.gov.uk>  
**Sent:** 08 May 2025 18:15  
**To:** John Montgomery <john@tanner-tilleydc.com>  
**Subject:** DM/24/2951 - Downlands Park Care Home Bolnore Farm Lane Haywards Heath

Dear John

I have received the following comments from the Councils Drainage Consultant regarding the above conditions discharge application:

*'The Flood Risk and Drainage Team have begun reviewing the additional information submitted on the 15/02/25. Although infiltration testing has been undertaken in the location of the infiltration basin, in line with BRE365 guidance the results from all three repeats should be submitted.'*

*To demonstrate that the drainage system has been adequately sized, network calculations (or equivalent) should be provided. These calculations should utilise a CV value of 1, include an allowance for urban creep and use a 45% climate change allowance. This information is still outstanding. All calculations provided and the information on the layout (to be updated, if required) should be consistent.*

*The infiltration rate used within the drainage calculations should be from the relevant part of the site.*

*It has come to our attention that the drainage strategy submitted for this application is not based on the approved plans from DM/20/4159. The submitted strategy should be based on the approved plans from DM/20/4159.*

*Upon receipt of this additional information, we will be able to comment further. Receipt of the requested additional information does not mean further information will not be requested.'*

I would therefore be grateful for your response to the request for additional information.

Regards

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