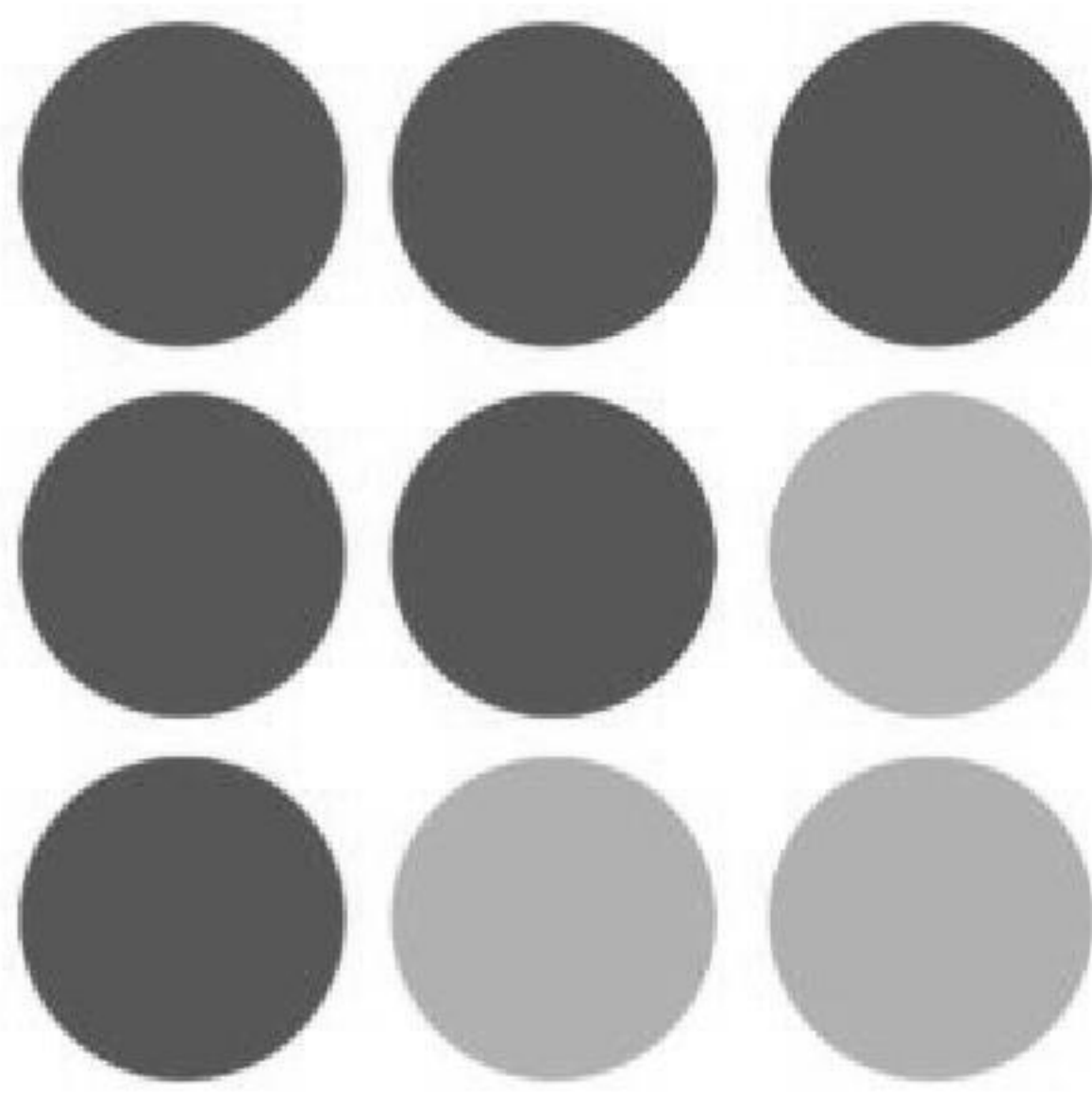




Tanner & Tilley

Development Consultants

47 Oak Tree Drive
Emsworth
Hants
PO10 7UJ

Steven King
Planning applications Team Leader
Mid Sussex District Council
Oaklands Road
Haywards Heath
RH16 1SS

Our ref. JM/1286/0923

2nd December 2024

Dear Steven,

**ERECTION OF PART TWO, PART THREE AND PART FOUR STOREY BUILDING COMPRISING 70 EXTRA CARE APARTMENTS WITH COMMUNITY HUB, GUEST SUITE AND STAFF FACILITIES TOGETHER WITH 15 EXTRA CARE COTTAGES (85 IN TOTAL), PAVILION, PARKING AND ACCESS TO FORM A CONTINUING CARE RETIREMENT COMMUNITY (AMENDED PLANS RECEIVED 9TH MARCH SHOWING A REVISED DESIGN AND A REDUCTION IN THE NUMBER OF PROPOSED UNITS TO 81) AT DOWNLANDS PARK, BOLNORE FARM LANE, HAYWARDS HEATH, MID SUSSEX, RH16 4BQ.
PLANNING CONSENT REFERENCE DM/20/4159**

Following our discussions last Friday I have today submitted the application to discharge the condition 2 pursuant to the above consent via the Planning Portal under reference PP-13605481. The requisite application fee of £215.00 including administration charge has been paid through the Portal.

The issue of surface water drainage has been the subject of negotiations with your in-house and external drainage engineers for sometime.

As our Drainage Consultants have explained when the scheme was originally submitted it utilised deep bore soakaways as the main means of discharging surface water from the site. We have since been made aware that the use of deep bore soakaways causes a concern to the local authority, particularly as other developments within the local area have indicated deep bore soakaways are ineffective surface water discharge methods.

Therefore, an assessment has been carried out to determine an alternative surface water discharge method, including extensive site investigation works and inspecting neighbouring sites for a better understanding.

The attached report appendices and drawings, outlines an updated surface water drainage strategy for the Downlands Park site, proposing to site-wide surface water discharge strategy of infiltration through the known 'sand' band that runs through/within the site. The report also includes a foul drainage section and the proposed foul drainage GA. By way of background I also attach the historic JNP report and appended design (which utilised deep bore soakaways – since changed due to local authorities' concern), given the change to drainage engineers reviewing the proposal.

If, having given the application a detailed appraisal, your Drainage Consultants have any

reservations or require additional information I would again request their contact details so that we can discuss the matter with them direct.

