

Mr Allen Dawson
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Church Lane
Ardingly
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West Sussex
RH17 6UR

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

APPLICATION FOR DISCHARGE OF CONDITIONS

REFERENCE: DM/25/3225

**DESCRIPTION: DISCHARGE OF PLANNING CONDITIONS NO: 3, 4, 5, 6, 7 AND
12 RELATING TO PLANNING APPLICATION DM/25/2331**

**LOCATION: TOWNHOUSE FARM, CHURCH LANE, ARDINGLY, HAYWARDS
HEATH**

DATE: 22 MAY 2026

Thank you for your application for approval of details reserved by condition received 18th December 2025

Unfortunately I am unable to formally discharge the condition(s) for the following reasons:

- 3 The Council's Drainage Engineer has considered the revised Drainage Strategy and Design (revised May 2026, report ref 723/BAC/TownhouseFm/DA), received 13th May. Their comments are set out below:

'The Flood Risk and Drainage Team have reviewed the updated information and have the following comments.

o The discharge rate should be based solely on the greenfield runoff rate for the area of the site being attenuated. For clarity and consistency, the discharge rate stated within the calculations should align with that presented in the report. The design head should also be consistent throughout.

o The applicant still needs to confirm that the package sewage treatment plant has sufficient offsets from the watercourse.

o The treated foul discharge location should either be located within land owned by the applicant, or evidence should be provided to confirm that permission has been granted for the proposed discharge location from the landowner.

*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.'*

Further information/clarification is required to address the points set out above I am
currently **unable** to discharge condition 3 attached to planning reference
DM/25/2331.

I would appreciate your attention to the above matter, please submit the outstanding
requirements within 14 working days from the date of this letter, in order that this matter can
be given further consideration. Failure to do so may result in the refusal of your application.

A handwritten signature in black ink, appearing to read 'EO' followed by a stylized flourish.

Eric Owens
Interim Assistant Director Planning and Sustainable Economy

RQDCOZ