

From: drainage <drainage@midsussex.gov.uk>
Sent: 01 October 2025 11:06:27 UTC+01:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.10.01 Re: DM/25/0709 - Plummerden House Park Lane Lindfield Haywards Heath West Sussex RH16 2QS

Dear Caroline,

Thank you for reconsulting the Flood Risk and Drainage Team on the above application. We understand the proposed development is for the construction of an American Barn (Stables), a Horse Walker, an Outdoor Arena and a Storage Barn.

We have reviewed the Flood Risk and Drainage Report (241875-FRA_DS-LB-RS-01 Rev A May 2025 by Lanmor Consulting) and we have the following comments:

Flood Risk

The site lies within **Flood Zone 1** (very low fluvial risk, <0.1% AEP).

The Risk of Flooding from Surface Water mapping suggests the site is shown to be at very low surface water flood risk (comparable to flood zone 1) for the present day (2025) and within the climate change range of 2040 – 2060.

Surface water drainage

The drainage strategy has utilised infiltration testing, which has been conducted outside of the application boundary, but within the ownership boundary. The results concluded that the ground conditions are clay with a high groundwater table, and are not suitable for infiltration drainage systems at that location.

The applicant is advised that the infiltration testing and resting groundwater monitoring should be undertaken in the location of any proposed infiltration feature (pond).

It is proposed that the development will utilise a rainwater harvesting tank beneath the indoor arena, reused for irrigation (arenas and orchard) for roof run off with an overflow to a large pond south of the site which has been sized at 1m deep with a base area of 400m² to provide 575m³ of storage. No further onward discharge has been proposed from the pond.

The Flood Risk and Drainage Team also have the following concerns;

- The pond is partially located outside of the application boundary. All drainage features need to be located within the application boundary
- The viability of a 1m deep pond given the reported high groundwater levels.
- The strategy does not demonstrate a viable discharge method. At present, the design relies solely on a pond to store a single design rainfall event with no provision for a suitable discharge route (either infiltration to ground or a controlled off-site outfall to

an appropriate receiving system). Without a functional discharge mechanism, the current strategy cannot be considered an effective or sustainable surface water management solution.

Foul

It is proposed that foul water from the (associated washdown areas and main foul waste from the toilets/kitchen) will be managed via a 52,000 litre cesspit. This approach is acceptable in principle, subject to detailed design.

Information into our general requirements for detailed foul water drainage design is included within our 'General Drainage Information Guide'. www.midsussex.gov.uk/media/8092/detailed-drainage-design-technical-summary-version-2023-03.pdf. This level of information will be required to address the recommended drainage condition.

To ensure the final drainage design meets with the latest design requirements we would advise the applicant to confirm the design parameters required prior to undertaking detailed design.

Upon receipt of the additional information, we will be in a position to comment further.

Receipt of the requested additional information does not mean further information will not be requested, nor does it guarantee that the Flood Risk and Drainage Team will not object to the development. Neither does it prevent the team from recommending a flood risk or drainage condition.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
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