

From: drainage <drainage@midsussex.gov.uk>
Sent: 23 March 2026 19:07:22 UTC+01:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.03.23 Re: DM/25/0709 - Plummerden House Park Lane Lindfield Haywards Heath West Sussex RH16 2QS

Dear Caroline,

Thank you for providing the additional information (41875-FRA_DS-LB-RS-01 Rev B February 2026 by Lanmor Consulting) in response to our previous comments.

We have reviewed the submitted report and have the following comments:

Surface Water Drainage

The applicant has provided a revised surface water strategy. 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 with a overflow discharge to a deep borehole soakaway.

The submitted drillers log provides some indication of the underlying ground conditions; however, it does not constitute sufficient evidence to demonstrate that infiltration drainage is feasible at the site.

The submitted drilling log indicates that water was lost during drilling at depth within the sandstone strata, suggesting the presence of fractures which may allow some infiltration.

However, this information is qualitative only and does not provide sufficient evidence to demonstrate that infiltration drainage is feasible or appropriate for the site.

In particular, the log does not provide any quantified infiltration rates.

The use of borehole soakaways in fractured rock can be highly variable and difficult to predict, and therefore requires robust justification and detailed testing to demonstrate that the system will operate effectively for the lifetime of the development without increasing flood risk.

Further information is therefore required to demonstrate infiltration feasibility in accordance with current guidance.

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.

Upon receipt of the additional information, we will be able 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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